

ORDINANCE NO. 308

**AN ORDINANCE AMENDING SUBSECTION 11-425 OF THE
ZONING ORDINANCE OF THE TOWN OF PITTMAN CENTER,
TENNESSEE
TO ADD
A SECTION ALLOWING THE USE OF EXISTING ACCESSORY
BUILDINGS AS GUEST HOUSES UNDER LIMITED
CIRCUMSTANCES**

WHEREAS, section 13-7-204 of the Tennessee Code Annotated allows municipalities to amend their zoning regulations; and

WHEREAS, the Board of Mayor and Alderman has determined it in the public interest to regulate the conversion of accessory buildings as dwellings within the Town of Pittman Center; and

WHEREAS, the Pittman Center Planning Commission has forwarded its recommendation to the Board of Mayor and Aldermen regarding the proposed amendment to the *Zoning Ordinance of Pittman Center, Tennessee*;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Pittman Center, Tennessee:

Section 1. Chapter IV, minor subsection 11-425 of the *Zoning Ordinance of the Town of Pittman Center, Tennessee* is hereby added as follows:

11-425. Accessory Dwelling Units/Guest Houses. To accommodate families desiring to care for sick, elderly, or disabled family members or temporarily house guests, existing accessory structures may be repurposed to serve as guest homes under limited conditions, as follows:

- 1. Limited use.** A guest house shall be used only by the occupants of the principal dwelling or their family members and/or nonpaying guests. The guest house shall not be rented (either short or long-term) and a deed restriction specifying this requirement shall be recorded by the property owner prior to occupancy of the structure.
- 2. Property requirements.** A guest house may be permitted only on properties in residential zones which contain an existing owner-occupied single family detached dwelling unit. Only one guest house may be permitted per lot of record.
- 3. Minimum lot size.** Guest houses may only be constructed on legal parcels which are 40,000 square feet in size or larger.

4. **Location.** Guest houses shall be located in the rear yard area and shall not extend into the required front or side yards.
5. **Lot coverage.** The maximum lot coverage provisions of the zone shall apply.
6. **Floor area.** The floor area of a guest house shall not exceed 750 square feet. The minimum permitted size of a guest house shall conform to the requirements of the Uniform Building Code and Uniform Housing Code.
7. **Living facilities.** There shall be no kitchen, cooking or wet bar facilities within a guest house.
8. **Construction standards.** All construction shall meet the Minimum Construction Standards For Single Family Residences as per the International Residential Code (2018)
9. **Design and materials.** Guest house shall be designed and constructed with materials that are comparable to and compatible with the primary residence and other residences in the vicinity.
10. **Driveway access.** The driveway serving the primary dwelling unit shall also serve the guest house.
11. **Non-conforming properties.** Any conditions pertaining to parking, building code and property development standards of the zone that are non-conforming for the primary use shall be corrected, to the extent feasible, prior to the commencement of construction.

Section 2. Chapter III, minor subsection 11-304 be amended by adding the following:

f. Accessory Dwelling Unit/Guest House, as regulated in section 11-425.

Section 3. Chapter III, minor subsection 11-305 be amended by adding the following:

e. Accessory Dwelling Unit/Guest House, as regulated in section 11-425.

Section 4. This ordinance shall take effect following its final passage, the public welfare requiring it.

Certified by the planning commission: March 8, 2021, 2021.

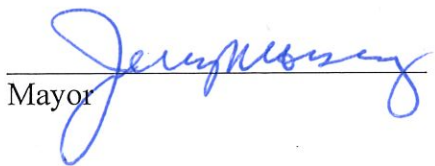
Amy M. Miller Secretary

Passed on First Reading: April 15th, 2021.

Passed on Second Reading: June 24th, 2021.

Public Hearing: June 24th, 2021.

Mayor



City Administrator

