

ORDINANCE NO. 325

AN ORDINANCE ADDING A CLAUSE TO CLARIFY THAT COMMERCIAL CAMPGROUNDS ARE PROHIBITED IN THE R-1 ZONE AND ADDING ALLOWANCE FOR NON-COMMERCIAL CAMPING IN RLD ALONG WITH R1

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 limit the density, intensity and types of uses in different zones; 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 III, subsection 11-305 R-1 Single Family Residential District is hereby amended by adding the following:

11-305. R1 Single Family Residential District

1. Uses Permitted

b. Camping, tents, motor homes, and recreational vehicles on otherwise vacant lots provided (~~Ordinance 231, 9-17-2009~~):

**(5) Development or operation of a commercial campground (an RV Campground or Primitive Campground as defined in 11-204) is prohibited in the R-1 Zone. Both RV and Primitive Campgrounds are only allowed in the TR – Tourist Residential District. Any camping permitted in this section is to be of a non-commercial nature by the owners of individual lots or their non-commercial guests.**

**Section 2.** Chapter III, subsection 11-304 RLD Low Density Residential District is hereby amended by adding the following:

11-304. RLD Low Density Residential District

1. Uses Permitted

g. **Camping, tents, motor homes, and recreational vehicles on otherwise vacant lots provided (Ordinance 231, 9-17-2009):**

- (1) No camping, tent, motor home, or recreational vehicle shall be located on any lot more than eight (8) weeks within any twelve (12) month period.**
- (2) No camping, tent, motor home, or recreational vehicle shall be located on any lot more than fourteen (14) consecutive days. Each fourteen (14) day term shall be separated by at least fourteen (14) consecutive days.**
- (3) Toilet facilities must be supplied as follows:**
  - a) All motor homes and recreational vehicles must have self-contained toilet facilities. These facilities must be emptied at a State approved disposal facility outside the Town of Pittman Center.**

- b) Camping tents must provide State approved Port-a-Potties.
- (4) In special circumstances, such as the construction of your own home, the Board of Zoning Appeals may grant an extension to the above stated time limitations. These extensions may be granted for no more than three (3) months but are renewable if the requestor appears before the Board of Zoning Appeals to give a status report.
- (5) Development or operation of a commercial campground (an RV Campground or Primitive Campground as defined in 11-204) is prohibited in the RLD Zone. Both RV and Primitive Campgrounds are only allowed in the TR – Tourist Residential District. Any camping permitted in this section is to be of a non-commercial nature by the owners of individual lots or their non-commercial guests.

**Section 3.** This ordinance shall take effect following its final passage, the public welfare requiring it.

Certified by the planning commission: June 7, 2023.

Donny M. M. [Signature] Secretary

Passed on First Reading: July 20, 2023.

Passed on Second Reading: August 17, 2023.

Public Hearing: August 17, 2023.

[Signature]  
Mayor

Jimmy Watt Palaster  
City Recorder