

ORDINANCE NO. 333

AN ORDINANCE ADDING REGULATIONS FOR DETACHED CARPORTS AND GARAGES, AS A PERMITTED USE IN SIDE AND/OR FRONT YARDS WITH STIPULATIONS

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 uses of land in accordance with federal and state law; and

WHEREAS, the Board of Mayor and Alderman has determined it in the public interest to allow detached garages and carports to be regulated separately from other accessory buildings; 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 II, Subsection 11-204 Definitions is hereby amended by adding the following:

Detached Garage/Carport: A permanent one-story accessory structure fully or partially enclosed or not enclosed at all detached from the principal building for the purpose of providing shelter for a vehicle(s).

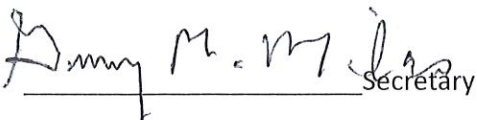
Section 2. Chapter IV, subsection 11-403 is hereby added:

11-403. Detached Garages/Carports in Side and Front Yards

- 1. Private detached garages/carports shall be permitted within the minimum required side yard or front yard of residential dwellings in accordance with the Pittman Center Zoning Ordinance. All requests to put a detached garage/carport must be approved by the Pittman Center Planning Commission. In considering such request, the Planning Commission shall consider, but not be limited to, the following:**
 - a. presence and/or absence of a functional garage on the residential lot, parcel or tract;**
 - b. The design of the carport or detached garage and how it interacts with the principal building aesthetically and functionally;**

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

Certified by the planning commission: June 4, 2024.


Secretary

Passed on First Reading: June 20, 2024.

Passed on Second Reading: October 17, 2024.

Public Hearing: October 17, 2024.

Jerry M. Hisey Johnny Watt Ralston
Mayor City Recorder