

ORDINANCE NO. 189-18

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF UNION CITY, TENNESSEE, TO CREATE PROVISIONS GOVERNING TINY HOUSES.

WHEREAS, pursuant to Tennessee Code Annotated Section 13-7-201 through 13-7-211 empowering the City to enact the Union City Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the City Council deems it necessary, for the purpose of promoting the health, safety and general welfare of the City to amend said Official Zoning Ordinance; and,

WHEREAS, the Union City Municipal/Regional Planning Commission has reviewed said proposed amendment pursuant to Section 13-7-204 of the Tennessee Code Annotated and recommends such amendment to the City Commission of Union City; and,

WHEREAS, pursuant to Section 13-7-203 of the Tennessee Code Annotated the City Council has held a public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-211 of the Tennessee Code Annotated, with regard to the amendment of a zoning ordinance and map by the Planning Commission and subsequent action of the City Council have been met,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Union City, Tennessee, that the Union City Official Zoning Ordinance be amended as follows:

SECTION 1. That Chapter 13 **DEFINITIONS** be amended by creating the following definition and adding it to the existing text as follows:

11-1354. *Tiny house. A principal residential structure which contains less than 900 square feet of heated living space and is designed to be used as a dwelling. Such residential structures (under 900 square feet in size) fashioned from previously purposed structures, such as storage containers, grain bins, water tanks, train boxcars, or other similar structures shall be considered tiny houses. For the purpose of these regulations the term "tiny house" does not include the terms "mobile home" or "manufactured home."*

SECTION 2. That Chapter 2: **GENERAL PROVISIONS**, Section 11-1413. Tiny Houses be created as follows:

11-1413. Tiny Houses

Tiny houses, as defined in Chapter 13 of this Ordinance, where allowed as a permitted use by this Ordinance shall meet the following conditions:

- (1) *Tiny houses shall have the same general appearance as required for site-built homes.*
- (2) *Tiny houses must be installed on a permanent foundation system in compliance with all applicable requirements of the adopted building code.*
- (3) *Tiny houses must be covered with an exterior material customarily used on conventional dwelling. The exterior covering material shall extend to the ground except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation. Suitable exterior materials include but shall not be limited to clapboards, simulated clapboards, such as conventional or metal material, but excluding smooth, ribbed or corrugated metal or plastic panels.*
- (4) *Any hitches or towing apparatus, axles and wheels must be removed.*
- (5) *The roof must be pitched so there is at least a two inch vertical rise for each twelve (12) inches of horizontal run. The roof must consist of material that is customarily used for conventional dwellings.*
- (6) *Tiny houses shall be required to connect to a public utility system which includes gas, electric, water and sewer in compliance of the adopted applicable building and electric codes.*
- (7) *Tiny houses may not exceed one (1) story in height, not to include sleeping lofts.*
- (8) *Multiple tiny houses may be located on a single property so long as lot requirements are met for each tiny house as if it were on its own property.*
- (9) *Tiny houses shall be exempt from minimum lot width requirements of individual zoning districts.*

SECTION 3. That Sections 11-1503.A.5., 11-1505.A.4., and 11-1506.A.4. be created as follows:

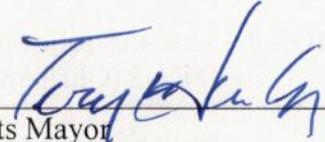
Tiny Houses

SECTION 4. That Sections 11-1503.1.F.(f), 11-1505.E.1(e), and 11-1506.F.1.(f) be created as follows:

Tiny Houses 2,000 square feet for each dwelling unit

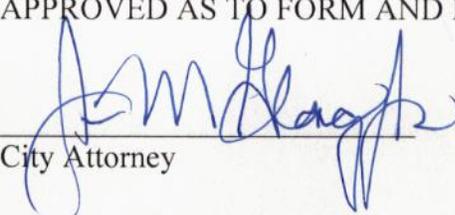
SECTION 5. BE IT FURTHER ORDAINED, that this Ordinance shall become effective upon final reading and publication in a newspaper of general circulation, the public welfare so requiring it.

CITY OF UNION CITY, TENNESSEE

BY: 
Its Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Public Hearing: February 6, 2018
Passed First Reading: February 6, 2018
Caption Published: February 14, 2018
Passed Second Reading: February 20, 2018
Effective Date: March 2, 2018

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