

MCKENZIE MUNICIPAL ZONING ORDINANCE SUMMARY

CONTENTS

Chapter 1:	Authority
Chapter 2:	Title and Map
Chapter 3:	Purpose
Chapter 4:	General Provisions
Chapter 5:	Establishment of Districts
Chapter 6:	Provisions Governing Residential Districts
Chapter 7:	Provisions Governing Business Districts
Chapter 8:	Provisions Governing Institutional Districts
Chapter 9:	Provisions Governing Industrial Districts
Chapter 10:	Provisions Governing Flood Hazard Overlay Districts
Chapter 11:	Provisions Governing Historic Preservation Overlay Districts
Chapter 12:	Provisions Governing Wellhead protection Overlay Districts
Chapter 13:	Definitions
Chapter 14:	Exceptions and Modifications
Chapter 15:	Enforcement
Chapter 16:	Board of Zoning Appeals
Chapter 17:	Amendment
Chapter 18:	Legal Status Provisions

Chapter 1

Authority

This chapter establishes the authority in which the McKenzie Board of Mayor and Council having the authority to delete the previous zoning ordinance and to adopt the new zoning ordinance.

Chapter 2

Title and Map

This chapter references the Zoning Ordinance of McKenzie, Tennessee and the map identified as Zoning Map of McKenzie, Tennessee, being on file in the McKenzie City Hall and is adopted as a part of the ordinance.

Chapter 3

Purpose

This chapter establishes the zoning regulations and districts therein were made in accordance with the comprehensive plan for the purpose of promoting health, safety, morals, and the general welfare of the community.

Chapter 4

General Provisions

This chapter contains general requirements found throughout all zoning districts in the McKenzie Municipal Zoning Ordinance. Specifically the chapter contains regulations for non-conforming uses and buildings, number of buildings on a lot, provisions for rear yard abutting a public street, accessory structures, future street lines, off-street parking requirements, access controls, street access, signs and telecommunication structures. However, this zoning Ordinance shall not be construed as authorizing the requirement of zoning compliance permits or any regulation of agricultural buildings on lands devoted to agricultural uses.

Chapter 5

Establishment of Districts

This chapter establishes the following districts within McKenzie, Tennessee:

Residential: UAG (Urban Agriculture)
R-1 (Low Density Residential)
R-2 (Medium Density Residential)
R-3 (High Density Residential)
R-4 (Residential-Mobile Home)

Business: B-1 (Local Business)
B-2 (Highway Business)
B-3 (Central Business)
B-4 (Impact Business)
P-B (Planned Business)
O-R (Office-Residential)

Institutional: H-M (Hospital-Medical)
INS (Institutional)
I-R (Restricted-Institutional)

Industrial: M-1 (Light Industrial)
M-2 (Heavy Industrial)
M-P (Planned Industrial)

Flood Hazard Boundary: FHB (Flood Hazard Boundary Overlay)

Historic Preservation: H-P (Historic Preservation Overlay)

Wellhead Protection: Wellhead Protection Overlay

Chapter 6

Provisions Governing Residential Districts

This chapter establishes four (4) residential zoning districts in McKenzie and the mechanism to settle disputes over the zoning boundaries. It also contains provisions governing each district. The districts are:

- R-1 (Low Density Residential)
- R-2 (Medium Density Residential)
- R-3 (High Density Residential)
- R-4 (Residential-Mobile Home)

Chapter 7

Provisions Governing Business Districts

This chapter establishes five (5) business districts and one (1) office / residential district in McKenzie, and contains provisions governing them. These districts include:

- B-1 (Local Business)
- B-2 (Highway Business)
- B-3 (Central Business)
- B-4 (Impact Business)
- P-B (Planned Business)
- O-R (Office-Residential)

Chapter 8

Provisions Governing Institutional Districts

This chapter describes districts to be used primarily for medical, public and educational purposes and establishes the provisions governing them. These districts are the following:

- H-M (Hospital-Medical)
- INS (Institutional)
- I-R (Restricted Institutional)

Chapter 9

Provisions Governing Industrial Districts

This chapter describes the districts to be used primarily for industrial purposes and establishes the provisions governing them. These districts are the following:

- M-1 (Light Industrial) district
- M-2 (Heavy Industrial) district
- M-P (Planned Industrial) district

Chapter 10

Provisions Governing Flood Hazard Districts

This chapter to the Flood Hazard Boundary Overlay district and contains the flood ordinance provisions governing proposed developments in flood prone areas.

Chapter 11

Provisions Governing Historic Preservation Overlay Districts

This chapter provides for the provisions governing Historic Preservation Overlay districts.

Chapter 12

Provisions Governing Wellhead Protection Overlay Districts

This chapter establishes provisions governing wellhead protection areas within McKenzie, Tennessee.

Chapter 13

Definitions

This chapter provides definitions for various terms found throughout the McKenzie Municipal Zoning Ordinance.

Chapter 14

Exceptions and Modifications

This chapter denotes exceptions for front yard requirements, lots of record, Group Housing Projects and specially designed residential developments.

Chapter 15

Enforcement

This chapter contains the provisions for the administration and enforcement of the Zoning Ordinance by the Building Inspector. The Building Inspector issue Building Permits, and Certificates of Occupancy and issue said permits. It also provides a section relative to penalties and remedies.

Chapter 16

Board of Zoning Appeals

This chapter establishes a Board of Zoning Appeals (BZA) in accordance with Tennessee Code Annotated, Section 13-7-205. The article explains procedures, powers and how appeals are made to the BZA.

Chapter 17

Amendment

This chapter explains the amendment process of this Ordinance. It details the necessary Public Hearing, Planning Commission review, fees and the McKenzie Board of Mayor and Council's rights and powers as they pertain to this Zoning Ordinance.

Chapter 18

Legal Status Provisions

This chapter addresses situations in cases of conflict between the McKenzie Zoning Ordinance or any part thereof, and the whole or part of any existing or future ordinance of the City of McKenzie, Tennessee, the most restrictive shall in all cases apply. Said section also addresses the validity of the McKenzie Zoning Ordinance. If any section, clause or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.