

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY AMENDING THE FOLLOWING: ARTICLE II, TITLED "DEFINITIONS" TO UPDATE THE DEFINITION OF "BUSINESS SERVICES"; SUBSECTIONS 5.07(C), 5.08(C), 6.01(C), 6.02(C), 7.01(C), 7.02(C), 7.03(C), 7.04(C), 7.05(C), 8.01(D), 8.02(D), 8.03(D), 9.02(C), 9.03(C), AND 9.04(F) TO CHANGE THE PHRASE "USES REQUIRING BOARD OF APPEALS PERMIT" TO "SPECIAL EXCEPTION REQUIRING BOARD OF ZONING APPEALS APPROVAL"; SECTION 5.05, TITLED "R-3, MEDIUM RESIDENTIAL DISTRICT" TO CHANGE THE TITLE TO "R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT," TO REVISE THE PERMITTED PRINCIPAL USE OF BUSINESS AND PROFESSIONAL OFFICES IN SUBPART 4; SECTION 7.03, TITLED "B-2, GENERAL BUSINESS DISTRICTS," TO REVISE THE PERMITTED PRINCIPAL USE OF OFFICE BUILDINGS; SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICTS," TO REVISE THE PERMITTED PRINCIPAL USE OF OFFICE BUILDINGS; AND SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," TO CLARIFY THE SIDE AND REAR SETBACK REQUIREMENTS FOR R-1-C AND R-2 IN SUBSECTION (E)(2)(A); ALL FOR THE PURPOSES OF ADDRESSING ITEMS THAT WERE ABSENT FROM THE ORDINANCE AND TO UPDATE PROVISIONS IN NEED OF CLARIFICATION.

WHEREAS, the City of Oak Ridge is continually reviewing the Zoning Ordinance to update provisions and make it more understandable to the general public; and

WHEREAS, the amendments will update the Zoning Ordinance to address items that were absent, did not meet the prescribed criteria, and were in need of clarification; and

WHEREAS, the following changes have been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article II, titled "Definitions," is hereby amended by deleting the definition for "Business Services" in its entirety and substituting therefor a new definition (still in alphabetical order), which new definition shall read as follows:

**ARTICLE II
DEFINITIONS**

BUSINESS SERVICES: Establishments primarily engaged in providing assistance, as opposed to products to other individuals, business, industry, government, and other enterprises, including hotels and other lodging places; personal, business, repair, health, legal, engineering, and other professional services; educational services; membership organizations; and other miscellaneous services.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article V, titled "Residential Districts," Article VI, titled "Office Districts," Article VII, titled "Parking and Business Districts," Article VIII, titled "Industrial Districts," and Article IX, titled "Special Districts," are hereby amended by changing the phrase "Uses Requiring Board of Appeals Permit" to "Special Exception Requiring Board of Zoning Appeals Approval," in the following subsections: 5.07(c), 5.08(c), 6.01(c), 6.02(c), 7.01(c), 7.02(c), 7.03(c), 7.04(c), 7.05(c), 8.01(d), 8.02(d), 8.03(d), 9.02(c), 9.03(c), and 9.04(f).

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article V, titled "Residential Districts," Section 5.05, titled "R-3, Medium Residential District," is hereby amended by changing the title to "R-3, Medium Density Residential District."

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article V, titled "Residential Districts," Section 5.05, titled "R-3, Medium Density Residential District," Subsection (a), titled "Permitted Principal Uses," is hereby amended by deleting subpart 4 in its entirety and substituting therefor a new subpart 4, which subpart shall read as follows:

Section 5.05. R-3, Medium Density Residential District

(a) Permitted Principal Uses:

4. Business and professional offices; including office building uses resulting from professional services, business services, accounting, banking, drafting, and graphic arts.

Section 5. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.03, titled "B-2, General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by deleting subpart 3 in its entirety and substituting therefor a new subpart 3, which subpart shall read as follows:

Section 7.03. B-2, General Business Districts

(a) Permitted Principal Uses:

3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts.

Section 6. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by deleting subpart 2 in its entirety and substituting therefor a new subpart 2, which subpart shall read as follows:

Section 7.04. UB-2, Unified General Business Districts

(a) Permitted Principal Uses:

2. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts.

Section 7. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article XI, titled "Off Street Parking and Loading Requirements," Section 11.02, titled "Required Off-Street Parking," Subsection (e), titled "Required Yard Parking Regulations," Subpart 2, titled "Parking in Side and Rear Yard," Subparagraph a is hereby deleted in its entirety and substituting therefor a new Subparagraph a, which new subparagraph shall read as follows:

Section 11.02. Required Off-Street Parking

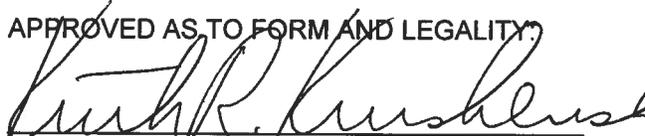
e. Required Yard Parking Regulations

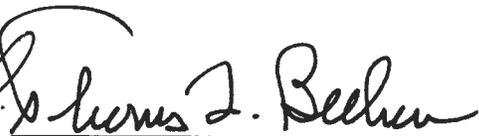
2. Parking in Side and Rear Yard.

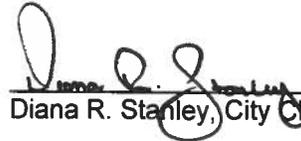
- a. For single-family detached dwellings and duplexes, residential off-street parking is permitted outside of an approved parking surface only in the side and rear yard provided side and rear yard setbacks are met and the setback area shall remain clear of all vehicles. For the purposes of this subsection, all R-1-C and R-2 side and rear setbacks shall be five (5) feet for parking considerations.

Section 8. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney


Thomas L. Beehan, Mayor


Diana R. Stanley, City Clerk

Public Hearing: 04/14/2014
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