

CHAPTER 2
ENACTMENT

SECTION

- 14-201 Authority
- 14-202 Title
- 14-203 Purpose
- 14-204 Enactment
- 14-205 Repeal

14-201 AUTHORITY

An ordinance, in pursuance of the authority granted by Section 13-7-201 through 13-7-210, Tennessee Code, to provide for the establishment of districts within the City of Fayetteville, Tennessee: to regulate within such districts, the location, height, bulk, number of stories and size of buildings and other structures, the percentage of lot occupancy, the size of open spaces, the density of population, and the uses of land, buildings, and other structures for trade, industry, residence, recreation, public activities and similar purposes to include special districts for areas subject to flooding and areas developed as a planned development; to provide regulations governing nonconforming uses and structures; to provide for a board of appeals and for its powers and duties; to provide for permits; to establish and provide for the collection of fees; to provide for the administration of this ordinance and for the official, whose duty it shall be to enforce the provisions thereof; and to provide penalties for the violation of this ordinance; and to provide for conflicts with other ordinances or regulations.

14-202 TITLE

This ordinance shall be known as The Zoning Ordinance of Fayetteville, Tennessee, dated, **July 14, 1998**. The zoning map shall be referred to as the Official Zoning Map of Fayetteville, Tennessee, and all explanatory matter thereon is hereby adopted and made a part of this ordinance.

14-203 PURPOSE

The purpose of this ordinance is to promote the public health, safety, morals, convenience, order, prosperity and general welfare by:

- A. Enhancing the character and stability of residential, business, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas.
- B. Preventing overcrowding of land.
- C. Conserving the value of land and buildings.

- D. Minimizing traffic hazards and congestions.
- E. Preventing undue concentration of population.
- F. Providing for adequate light, air, privacy, and sanitation.
- G. Reducing hazards from fire, flood, and other dangers.
- H. Assisting in the economic provision, utilization, and expansion of all services provided by the public, including but not limited to roads, water and sewer service, recreation, schools, and emergency services.
- I. Encouraging the most appropriate uses of land.
- J. Enhancing the natural, man-made and historical amenities of Fayetteville, Tennessee.

14-204 ENACTMENT

Except as, hereinafter, provided, no building shall be erected or structurally altered, nor shall any building or premises be utilized for any purpose, other than those permitted in the zoning district in which the building or premises is located. No land or lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced in any manner except in conformity with the area regulations hereby established for the district in which such building is located. No yard or other open space provided about any building for the purpose of complying with these regulations shall be considered as providing a yard or other open space for any other building.

14-205 REPEAL

The existing Zoning Ordinance of Fayetteville, Tennessee, May, 1977, as amended, is hereby repealed. The adoption of this ordinance, however, shall not affect or prevent any pending or future prosecution of an action to abate any existing violation of said regulations, as amended, if the violation is also a violation of this ordinance.