

ARTICLE IV

ESTABLISHMENT OF DISTRICTS PROVISIONS FOR OFFICIAL ZONING MAP

SECTION

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4-101 ESTABLISHMENT OF DISTRICTS

4-101.1 Regular Districts

In order to implement all purposes and provisions of this ordinance, the following districts are hereby established:

1. Residential Districts

- AR-15A, Agricultural/Residential Districts
- AR-5A, Agricultural/Residential Districts
- RS-40, Single Family Residential Districts
- RSM-40, Single Family Residential Districts
- R-20, One and Two Family Residential Districts
- RS-15, Single Family Residential Districts
- RM-8, Multi-Family Residential Districts
- RM-12, Multi-Family Residential Districts
- R-MHP, Mobile Home Park Districts
- RS-8, Single Family Residential Districts (Added by Ord. #509, August 16, 2001)
- RS-5, Single Family Residential Districts (Added by Ord. #509, August 16, 2001)
- RM-20, Multi-Family Residential Districts (Added by Ord. #509, August 16, 2001)

2. Commercial Districts

- CG, Commercial-General Districts
- CI, Commercial Interchange Districts
- CMU, Commercial Mixed Use District
- CNS, Convenience Neighborhood Service Districts
- OPS, Office/Professional Service Districts
- CC, Commercial Community District (Amended by Ord. #509, August 16, 2001)
- MSMU, Main Street Mixed Use Districts (Added by Ord. #509, August 16, 2001)
- OG, Office General Districts (Added by Ord. #509, August 16, 2001)

3. Industrial Districts

I-R, Restrictive Industrial Districts
I-G, General Industrial Districts
I-S, Special Industrial Districts

4-101.2 Special Districts

The following are hereby established as special districts to which the provisions set forth in this ordinance are applicable.

1. Floodplain Districts
2. Planned Unit Development Districts
3. Adult Entertainment Districts
4. Town Center Overlay District **(Added by Ord. #509, August 16, 2001)**

4-102 PROVISIONS FOR OFFICIAL ZONING MAPS

4-102.1 Incorporation of Maps

The boundaries of districts established by this ordinance are shown on the official zoning maps which are hereby incorporated into the provisions of this ordinance. The zoning maps in their entirety, including all amendments shall be as much a part of this ordinance as if fully set forth and described herein.

4-102.2 Identification and Alteration of the Official Zoning Map

The official zoning map shall be identified by the signature of the mayor attested by the city recorder, and bearing the seal of the City under the following words: "This is to certify that this is the Official Zoning Map, referred to in Article IV, of **Ordinance Number 444**, of the City of Fairview, Tennessee, together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance changes are made in district boundaries or other matter portrayed on the official zoning maps, such changes shall be entered on the official zoning maps promptly after the amendment has been approved by the Board of Commissioners. No amendment to this ordinance which involves matter portrayed on the official zoning map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official zoning map or matter shown thereon, except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under Article XIV.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the office of the Zoning Administrator shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.

C. Replacement of Official Zoning Map

In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the Board of Commissioners may by resolution adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map or any subsequent amendment, thereof. The new official zoning map shall be identified by the signature of the mayor, attested by the City recorder, and bearing the seal of the City under the following words: "This is to certify that this official zoning map supersedes and replaces the official zoning map adopted _____, by the City of Fairview, Tennessee."

All prior official zoning maps or any significant parts, thereof, shall be preserved, together with all available records pertaining to their adoption or amendment.

4-103 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

When uncertainty exists as to the boundaries of districts shown on the official zoning map, the following shall apply:

- A. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines.
- B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- C. Boundaries indicated as approximately following city limits shall be construed as following such city limits.
- D. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines.
- F. Boundaries indicated as parallel to or extensions of features indicated in Subparts "A" through "E", of this section, above, shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of map.

- G. Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by Subparts "A" through "F", of this section, above, the Board of Appeals shall interpret the district boundaries.
- H. Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Appeals may permit the extension of the regulations for either portion of the lot not to exceed five hundred (500) feet beyond the district line into the remaining portion of the lot.

4-104 APPLICATION OF DISTRICT REGULATIONS

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered, except in conformity with all of the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered:
 - 1. To exceed the height or bulk.
 - 2. To accommodate or house a greater number of families.
 - 3. To occupy a greater percentage of lot area.
 - 4. To have narrower or smaller rear yards, front yards, side yards, or other open space.
- C. Except as may be expressly permitted under the provisions of Article VIII, for planned unit developments, no part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.

4-105 ZONING OF ANNEXED TERRITORY

All territory which may hereafter be annexed to the City of Fairview, shall, unless, otherwise specified, be zoned "RS-40, Low Density Residential". Such annexed territory shall retain such zoning classification until necessary studies are made by the planning commission and the official zoning map is amended in the manner provided in Article XIV.