

ORDINANCE # 05-132

**BY THE BOARD OF MAYOR AND ALDERMEN
OF THE TOWN OF UNICOI, TENNESSEE**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE
OF THE TOWN OF UNICOI (#95-20) RELATIVE
TO NON-CONFORMING USE**

WHEREAS, Town of Unicoi Zoning Ordinance #95-20 established Town of Unicoi zoning regulations; and

WHEREAS, the State of Tennessee enacted Tennessee Code Annotated 13-7-208 effective May 28, 2004 changing maximum length of time during which property being utilized in a non-conforming manner, may cease use, then re-establish a non-conforming use, from a period of six months to a period of thirty months; and

WHEREAS, the Town of Unicoi wishes to revise the town zoning ordinance to comply with State regulations,

NOW, THEREFORE, We, the Board of Mayor and Aldermen of the Town of Unicoi, Tennessee by the virtue of the authority vested in this body by the Constitution and Laws of the State of Tennessee, do hereby pass ordinance to replace Article 401.3 (stated as follows);

When a nonconforming use of any building or land has ceased for a period of six months, it shall not be re-established or changed to any use not in conformity with the provisions of this ordinance.

with the following:

401.3 When a nonconforming use of any building or land has ceased for a period of thirty (30) months, it shall not be re-established or changed to any use not in conformity with the provisions of this ordinance.

in the Town of Unicoi Zoning Ordinance, 95-20.

This ordinance shall be effective from and after its passage, the public welfare requiring it.

Voting by the Board, as follows, on June 20, 2005:

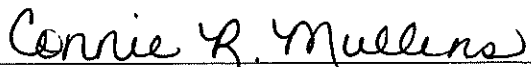
First Reading:	<u>Aye</u>	<u>No</u>
Dwight Bennett	✓	—
Doug Hopson	✓	—
Ruby McLaughlin	✓	—
Mark Ramsey	✓	—
Mayor Lynch	✓	—

Voting by the Board, as follows, on July 18, 2005:

Second Reading:	<u>Aye</u>	<u>No</u>
Dwight Bennett	✓	—
Doug Hopson	✓	—
Ruby McLaughlin	✓	—
Mark Ramsey	✓	—
Mayor Lynch	✓	—


Johnny Lynch, Mayor

ATTEST:



Connie R. Mullins, Town Recorder