

ORDINANCE # 05-124

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE OF THE TOWN OF UNICOI, TENNESSEE, SPECIFICALLY TO CHANGE THE DEFINITION OF THE B-2 CENTRAL BUSINESS DISTRICT, BY INCLUDING SPECIALTY FOOD STORES IN THIS CATEGORY

WHEREAS, Sections 13-7-201 – 13-7-211 of the Tennessee Code Annotated provides the Town of Unicoi, Tennessee with the powers and authority to enact local municipal zoning codes and;

WHEREAS, said sections provide a process for the amendment of local municipal zoning codes and;

WHEREAS, the Town of Unicoi, Tennessee Mayor and Board of Aldermen feels it to be in the best interest and to the best general welfare of the citizens of the Town of Unicoi, Tennessee to amend the local municipal zoning codes;

NOW THEREFORE BE IT ORDAINED, by the Mayor and Board of Aldermen of the Town of Unicoi, Tennessee that Article VII, Provision Governing Use Districts of the Town of Unicoi Municipal Zoning Ordinance are hereby amended to read as follows:

707. B-2 Central Business District. It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial, and wholesale development which do not lend themselves to pedestrian traffic. In order to achieve the intent of the B-2 (Central Business) District as shown on the Zoning Map of the Town of Unicoi, Tennessee the following uses are permitted.

707.1. Multi-family dwellings;

707.2. Stores and shops conducting retail business;

707.3. Food specialty shops which sell food products and services not intended to be consumed on the premises such as:

707.3.1. Bakeries;

707.3.2. Dairy Products;

707.3.3. Butcher shops provided:

A. Meat products must be field dressed before being delivered to premises.

B. Meat must be delivered in a closed container.

- C. Unsightly waste or undesirable smells are not allowed.
- D. The business must comply with local, state and federal regulations regarding safe water and environmental standards as a result of processing.

- 707.4. Personal business, and professional services;
- 707.5. Public buildings and uses upon review of the Unicoi Planning Commission;
- 707.6. Semi-public uses upon approval of a site plan by the planning commission;
- 707.7. Business signs parking lots and garages and advertising signs;
- 707.8. Lodges and clubs; hotels and motels, restaurants and similar services.

NOW, THEREFORE BE IT FURTHER ORDAINED, by the Mayor and Board of Alderman of the Town of Unicoi, Tennessee that this ordinance shall be effective from and after its passage, the public welfare requiring it.

Voting by the Board, as follows, on December 14, 2004:


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

Voting by the Board, as follows, on December 20, 2004:

Second Reading and Public Hearing:	<u>Aye</u>	<u>No</u>
Dwight Bennett	<u>✓</u>	___
Doug Hopson	<u>✓</u>	___
Ruby McLaughlin	___ <i>absent</i>	___
Mark Ramsey	<u>✓</u>	___
Mayor Lynch	<u>✓</u>	___


 Johnny Lynch, Mayor

ATTEST:


 Marcia V. Johnson, Town Recorder