

CHAPTER 1: TITLE, INTENT AND PURPOSE

1.1 TITLE

1.1.1 Long Title

An Ordinance, in pursuance of the authority granted by the Sections 13-7-201 through 13-7-210, Tennessee Code Annotated, to provide for the establishment of districts within the corporate limits of Arlington, 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 buildings and other structures for trade, industry, residence, recreation, public activities and similar purposes; to provide regulations governing non-conforming 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; to provide penalties for the violation of this Ordinance and to provide for conflicts with other ordinances or regulations.

1.1.2 Short Title

This Ordinance may be cited as the Zoning Ordinance of Arlington, Tennessee. The map portion may be cited separately as the Zoning Map of Arlington, Tennessee.

1.2 INTENT AND PURPOSE

This Ordinance is enacted pursuant to Title 13 of the Tennessee Code Annotated for the following purposes:

- 1.2.1 To promote and protect the public health, safety, morals, comfort, convenience and general welfare of the people.
- 1.2.2 To divide the Town into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration and use of buildings, structures and land for residence, business, commercial, manufacturing and other specified uses.
- 1.2.3 To protect the character and maintain the stability of residential, business, commercial and manufacturing areas within the Town and to promote the orderly and beneficial development of such areas.
- 1.2.4 To provide adequate light, air, privacy and convenience of access to property.
- 1.2.5 To regulate the intensity of open spaces surrounding buildings.
- 1.2.6 To establish building lines and the location of buildings designed for residential, business, commercial, manufacturing or other uses within such lines.
- 1.2.7 To fix reasonable standards to which buildings or structures shall conform.

- 1.2.8** To prohibit uses, buildings or structures which are incompatible with the character of development or the permitted uses within specified zoning districts.
- 1.2.9** To prevent such additions to and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed herein.
- 1.2.10** To limit congestion in the public streets, provide for the off-street parking of motor vehicles, and for the loading and unloading of commercial vehicles.
- 1.2.11** To provide protection against fire, explosion, noxious fumes, and other hazards in the interest of the public health, safety, comfort and general welfare.
- 1.2.12** To prevent overcrowding of land and undue concentration of structures, so far as is possible and appropriate in each district, by regulating the use and the bulk of buildings in relation to the land surrounding them.
- 1.2.13** To conserve the taxable value of land and buildings throughout the Town, and to minimize detrimental conflicts among the uses of land and structures.
- 1.2.14** To provide for the gradual elimination of those uses of land, buildings and structures, and of those buildings and structures which do not conform to the standards of the districts in which they are respectively located and which are adversely affecting the development and taxable value of property in each district.
- 1.2.15** To provide for the condemnation of such non-conforming buildings and structures and of land as the Board of Mayor and Aldermen shall determine is necessary or appropriate for the rehabilitation of the area blighted by such buildings or structures.
- 1.2.16** To define and limit the powers and duties of the administration officers and bodies as provided herein.
- 1.2.17** These general purposes include the specific purposes stated in the various chapters throughout this Ordinance.
- 1.2.18** To guide development of the Town in accordance with the land development plan, considering the suitability of non-residential and public areas and having regard for the most beneficial land use in such areas.
- 1.2.19** To guide public and private policy and action providing for transportation, water, sewerage, schools, recreational areas, and other public requirements and facilities.
- 1.2.20** To provide for the most beneficial relationship between the uses of land and buildings and the efficient movement of traffic throughout the jurisdictional area.
- 1.2.21** To prevent pollution of air, streams, and ponds; to ensure adequacy of drainage facilities; to safeguard the water table; and to preserve the integrity, stability, beauty, and value of land within the jurisdictional area.
- 1.2.22** To preserve the natural beauty and topography of the Town, and to ensure appropriate development with regard to these natural features.