

ARTICLE I
ENACTMENT

SECTION

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1.010. Authority. An ordinance, in pursuance of the authority granted by Sections 13-7-201 through 13-7-401, Tennessee Code Annotated to provide for the establishment of districts within the corporate limits of the City of Shelbyville, Tennessee, to regulate, within such districts the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density of population, and the uses of buildings, structures and land for trade, industry, residence, recreation, public activities and other purposes including areas subject to flooding; to provide methods of administration of this ordinance, and to prescribe penalties for the violation thereof.

1.020. Title. This ordinance shall be known as The Zoning Ordinance of Shelbyville, Tennessee, dated , 19___. The zoning map shall be referred to as the Official Zoning Map of Shelbyville, Tennessee, and all explanatory matter thereon is hereby adopted and made a part of this ordinance.

1.030. Enactment. WHEREAS, Section 13-7-201 through 13-7-401 of the Tennessee Code Annotated empowers the City to enact a zoning ordinance and to provide for its administration, enforcement, and amendment, and

WHEREAS, the City Council deems it necessary, for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the City to enact such an ordinance, and

WHEREAS, all the requirements of Section 13-7-201 through 13-7-401 of the Tennessee Code Annotated with regard to the preparation of the zoning plan by the planning commission and subsequent action of the City Council have been met;

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL THAT THE ZONING ORDINANCE OF SHELBYVILLE, TENNESSEE, BE ENACTED INTO LAW.

1.040. 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 congestion;

- (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 Shelbyville, Tennessee.