

## CHAPTER 1

### Title, Purpose, and Repeal of Existing Conditions

#### SECTION

- 11-101. Title and Purpose.
- 11-102. Establishment of District.
- 11-103. Zoning District Boundaries.
- 11-104. Provisions for Official Zoning Map.
- 11-105. Area, Bulk, Height, and Use Regulations.
- 11-106. Application of District Regulations - Activities Affected

11-101. Title and Purpose. An ordinance, in pursuance of the authority granted by Sections 13-3-101 et. seq. and 13-7-101 et. seq., Tennessee Code Annotated, to provide for the establishment of districts within Paris, Tennessee, to promote the health, safety, convenience and welfare of the inhabitants by regulating the uses of land and the construction of buildings with the intent to encourage the most appropriate use of land consistent with the future plans of the city; to provide regulations governing non-conforming uses and structures; to provide for a Board of Zoning Appeals and for its powers and duties; to provide for the administration of this ordinance.

- A. Short Title. This ordinance including both the text and map may be cited as the Zoning Ordinance of Paris, Tennessee. The map portion may be cited separately on the Official Zoning Map of Paris, Tennessee.
- B. Repeal. The existing zoning regulations of the City of Paris, as amended, are hereby repealed. The adoption of this ordinance, however, shall not affect nor prevent any pending or future prosecution of an action to abate any existing violation of said existing regulations, as amended, if the violation is also a violation of this ordinance.

11-102. Establishment of Districts. In order to regulate and restrict the location and use of buildings and land for commerce, residence and other purpose; to regulate and restrict the height and size of buildings hereafter erected or structurally altered, the size of yards and open spaces and the density of population; the City of Paris is hereby divided into the following zoning districts:

- A. Residential Districts
  - R-1 Residential District
  - R-2 Residential District
  - R-3 Residential District
  - R-MH Residential Mobile Home District
  - TRB Transitional Residential Business District
- B. Commercial Districts
  - B-1 Highway Commercial District
  - B-2 Central Business District
  - B-3 General Commercial District
  - P-B Planned Commercial District
  - SC-1 Shopping Center District
- C. Industrial Districts
  - M-1 Light Industrial District
  - M-2 Heavy Industrial District
  - P-M Planned Industrial District

- D. Special Purpose Districts
- |     |  |
|-----|--|
| F-P | Floodplain District                            |
| H-1 | Hospital-Medical and Related Services District |
| E-D | Educational Complex District                   |

11-103. Zoning District Boundaries. The following rules shall apply to the aforesaid zoning districts, and to the zoning of annexed areas:

A. Interpretation of District Boundaries. Where uncertainty exists with respect to the previous location of any of the aforesaid districts shown on the City of Paris Official Zoning Map, the following rules shall apply:

1. Boundaries shown as following or approximately following streets, highways, or alleys shall be construed to follow the center lines of such streets, highways, or alleys.
2. Boundaries shown as following or approximately following platted lines or other property lines, shall be construed to be said boundary lines.
3. Boundaries shown as following or approximately following railroad lines shall be construed to be the midway between the main tracks of such railroad line.
4. Boundaries shown as following or approximately following the center lines of streams, rivers, or other continuously flowing water courses shall be construed as following the channel center line of such water courses taken at a mean low water.
5. Boundaries shown as following or closely following the limits of the City of Paris shall be construed as following such limits.
6. Where the application of the aforesaid rules leaves a reasonable doubt as to the boundaries between two districts, the regulations of the more restrictive district shall govern the entire parcel in question unless otherwise determined by the Board of Zoning Appeals.

B. Zoning of Annexed Areas. Any area annexed to the City of Paris, shall, immediately upon such annexation, be classified in the most restrictive residential district until a zoning district for said area has been adopted by the City Commission. The Planning Commission shall recommend appropriate zoning for such area within three (3) months after the matter has been referred to the City Commission.

11-104. Provisions for Official Zoning Maps.

A. Incorporation of Maps. The boundaries of districts established by this ordinance are shown on the Official Zoning Map which is hereby incorporated into the provisions of this ordinance. The zoning map in its entirety, including all amendments, shall be as much a part of this ordinance as if fully set forth and described herein.

B. 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 Chapter \_\_\_\_\_ of Ordinance Number \_\_\_\_\_ of the Paris Municipal Code", together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance and Section 13-7-204, Tennessee Code Annotated, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the official action of the Paris City Commission.

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 on 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 herein.

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 shall be located in the office of the City Recorder and shall be the final authority as to the current zoning status of land and water areas, building, 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 City Commission 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 corrections 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 as part of Ordinance No. \_\_\_\_ of the Paris Municipal Code.

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

11-105. Area, Bulk, and Use Regulations. District regulations and the uses of land permitted within each district shall be as set forth in the Table 1. Uses Permitted in Zoning Districts, and Table 2, Area, and Bulk Regulations, hereby adopted by reference and declared to be a part of this ordinance.

11-106. Application of District Regulations - Activities Affected. The regulations set forth by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure of 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 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 than herein required; or in any other manner contrary to the provisions of this ordinance.

C. 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