

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING
CHAPTERS 2 AND 3, TITLE 11, RED BANK ZONING ORDINANCE,
RED BANK MUNICIPAL CODE

WHEREAS, a request has earlier been filed with the Chattanooga-Hamilton County Regional Planning Commission for a recommendation concerning the Home Occupation Provisions of the Red Bank Zoning Ordinance; and

WHEREAS, said recommendation has been received, and a hearing, after due and proper notice, has been conducted by the City Commission; and

WHEREAS, it is the consensus of the City Commission to allow home occupations to be conducted on a limited basis within the City as long as there is no undue interference with the residential character of the surrounding neighborhood.

NOW, THEREFORE BE IT ORDAINED by the City of Red Bank, Tennessee, that Chapters 2 and 3 of Title 11, Red Bank Municipal Code be, and the same is hereby, amended as follows:

Section 1. That Chapter 3 Title 11, Red Bank Municipal Code be, and the same is hereby, amended by striking therefrom Section 11-202.26 in its entirety, and substituting in lieu thereof, the following:

"202.26 HOME OCCUPATIONS: An occupation conducted in a dwelling unit, provided that:

1. No person other than the members of the family residing on the premises shall be engaged in such occupation;
2. The use of the dwelling unit for the Home Occupation shall be clearly incidental and subordinate to its use for residential purposes by the occupants, and not more than 25% of the floor area of the dwelling unit shall be used in the conduct of the home occupation;
3. There shall be no change in the outside visible appearance of the building or premises, nor any visible, auditory or sensually perceptible evidence of the conduct of the home occupation off of the premises;
4. There shall be no sales, either wholesale or retail of products, commodities or services from the premises. This section shall not prohibit telephone sales;
5. There shall be no pick-up of products, commodities or services from the premises;
6. There shall be no equipment or material storage visible outside of the improvements on the premises;
7. There shall be no manufacturing process carried on by the use of mechanical equipment other than that which is normally or customarily used or expected reasonably to be used for domestic or household purposes;
8. There shall be no dangerous, noxious, flammable or volatile chemicals stored, used or sold in connection with the home occupation;
9. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and only in the existing driveway on the premises;
10. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectible to the normal senses off the lot, nor shall any equipment be used which creates visual or audible interference in any radio or television receiver off of the premises, or which causes or may cause fluctuations in the line voltage off the premises. In the case of a duplex, or apartment building, no use shall be permitted which affects any other dwelling in the same building in the above mentioned ways;

11. There shall be no deliveries to the premises of products, equipment, raw materials or components related to the home occupation by any motor freight services;

12. No vehicles with advertising signs for the home occupation shall be parked on the premises at any time. Neither shall there be any overnight equipment or vehicle storage or employee parking visibly indicative of the commercial activity of the home occupation.

13. The following uses shall not be considered as home occupations and are intended to be a non-exclusive exemplary list: beauty shops, barber shops, photography studios, vehicle or boat repairs, automobile painting and body shops, TV, radio or other electronic services or sales, appliance repair, shoe repair, physicians offices, dental offices, attorney offices, insurance offices, real estate agent offices, veterinary offices, printer or engraving shops, greenhouses, cabinet making or mill work, welding shops or any other similar uses of any like or different kind of character.

Section 2. That Section 310.01 of Chapter 3 be and the same is hereby amended by deleting therefrom the words "except that such uses shall require a special permit to be issued by the City Commission".

Section 3. That Section 311.01 (i) of Chapter 3 be and the same is hereby amended by deleting therefrom the words "except that such uses shall require a special permit to be issued by the City Commission".

Section 4. That Section 331.01 (k) of Chapter 3 be and the same is hereby amended by deleting therefrom the words "except that such uses shall require a special permit to be issued by the City Commission".

Section 5. That Section 341.01 (i) of Chapter 3 be and the same is hereby amended by deleting therefrom the words "except that such uses shall require a special permit to be issued by the City Commission."

Section 6. That Section 351.01 (1) of Chapter 3 be and the same is hereby amended by deleting therefrom the words "except that such uses shall require a special permit to be issued by the City Commission".

Section 7. That Section 361.03 of Chapter 3 be and the same is hereby amended by adding thereto a new subsection (k):

"Home Occupations."

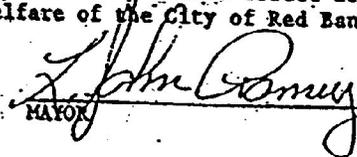
Section 8. That Section 371.02 of Chapter 3 be and the same is hereby amended by adding thereto a new subsection (e):

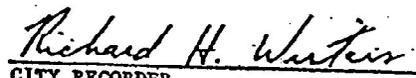
"Home Occupations."

Section 9. That Section 381.02 of Chapter 3 be and the same is hereby amended by adding thereto a new subsection (3):

"Home Occupations."

BE IT FURTHER ORDAINED that this Ordinance shall take effect from and after the date of its final passage, the public welfare of the City of Red Bank, Tennessee, requiring it.

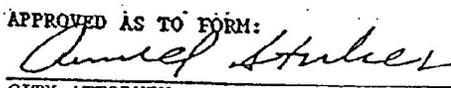

MAYOR


CITY RECORDER

August 19, 1986
PASSED ON FIRST READING

September 2, 1986
PASSED ON SECOND READING

September 16, 1986
PASSED ON THIRD AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY