

**ORDINANCE NO. 4-2024**

**AN ORDINANCE AMENDING THE "ZONING ORDINANCE OF THE TOWN OF CUMBERLAND GAP, TENNESSEE" BY ADDING AREA REGULATIONS FOR THE R-1 LOW DENSITY RESIDENTIAL DISTRICT.**

**WHEREAS**, the Cumberland Gap Board of Mayor and Aldermen, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the "Zoning Ordinance" and the "Zoning Map" of Cumberland Gap, Tennessee;" and

**WHEREAS**, at its April 1, 2024 meeting, the Cumberland Gap Municipal Planning Commission recommended that the "Zoning Ordinance of Cumberland Gap, Tennessee" be amended by adding Section 14-309 providing "Area Regulations" for the R-1 Low Density Residential District as follows:

**14-309. Area regulations.** All uses permitted in the medium density residential district, R-1, shall comply with the following requirements:

- (1) Minimum lot area . . . 5,000 square feet.
- (2) Minimum lot width at building setback line... 50 feet. (3) Minimum depth of front yard . . . 30 feet.
- (4) Minimum depth of rear yard . . . .20 feet.
- (5) Minimum width of side yard:

1 story building . . . . . 10 feet per side. 2 story building . . . . . 10 feet per side. 3 story building . . . . . 10 feet per side.

- (6) Maximum building area . . . 50 percent of the total lot area.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Mayor and Aldermen of the Town of Cumberland Gap, Tennessee:

**Section 1.** The "Zoning Ordinance of Cumberland Gap, Tennessee" be amended by adding Section 14-309 providing "Area Regulations" for the R-1 Low Density Residential District

**Section 2.** This Ordinance shall take effect from and after its passage, the public welfare requiring it.

Passed on first reading: November 4, 2024

Passed on second reading:

Public Hearing held:

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Mayor

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Recorder