

ORDINANCE NO.: 2019-09

AN ORDINANCE TO AMEND ARTICLE III AND ARTICLE IV OF THE SIGNAL MOUNTAIN ZONING ORDINANCE TO ADDRESS THE REGULATION OF SHORT TERM VACATION RENTALS WITHIN THE TOWN OF SIGNAL MOUNTAIN

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WHEREAS, Tennessee Code Annotated (TCA) §§ 13-7-201 through 13-7-210 empower all municipalities to enact zoning regulations and to provide for the administration, enforcement, and amendment thereof; and,

WHEREAS, TCA §13-7-204 authorizes amendments to the zoning ordinance and map; and

WHEREAS, the Signal Mountain Municipal Planning Commission has reviewed the Zoning Ordinance amendment and recommended approval; and,

WHEREAS, in accordance with TCA § 13-7-203, subsection (a), a public hearing was held prior to final reading of this ordinance;

WHEREAS, the Town Council has considered and accepted the recommendation of its Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF SIGNAL MOUNTAIN, TENNESSEE that the Town of Signal Mountain, Tennessee Zoning Regulations be amended as follows:

**SECTION 1:** Article III, Section 303 List of General Definitions is hereby amended with the deletion of the term “Guest House.”

**SECTION 2:** Article III, Section 303, Home Occupation is amended with the deletion of the following text in item ‘g’:

“Guest houses and”

**SECTION 3:** Article III, Section 303 List of General Definitions is hereby amended with the addition of the term “Short-Term Vacation Rental” in its appropriate alphabetical location. The term and definition shall read as follows:

Short-Term Vacation Rental: Any house or structure advertised or held out to the public as a place where guest rooms are supplied for compensation and such accommodations are provided on a weekly or daily basis for no more than thirty

(30) days. This definition does not include bed and breakfast establishments, hotels, motels, or any dwelling units rented or leased for more than 30 days.

**SECTION 4:** Article VI, Section 603.01 is hereby amended with the addition of an item 603.01.15, which shall read as follows:

603.01.15 Short-Term Vacation Rentals, provided they meet all provisions outlined in Title 9, Chapter 3 of the Signal Mountain Municipal Code.

**SECTION 5:** Article VI, Section 604.01 is hereby amended with the addition of an item 604.01.15, which shall read as follows:

604.01.15 Short-Term Vacation Rentals, provided they meet all provisions outlined in Title 9, Chapter 3 of the Signal Mountain Municipal Code.

**SECTION 6:** Article VI, Section 605.01.10 is amended with the deletion of the following text:

“and guest houses”

**SECTION 7:** Article VI, Section 605.01 is hereby amended with the addition of an item 605.01.20, which shall read as follows:

605.01.20 Short-Term Vacation Rentals, provided they meet all provisions outlined in Section Title 9, Chapter 3 of the Signal Mountain Municipal Code.

**SECTION 8:** Article VI, Section 605.02.03 is amended with the deletion of the following text:

“a guest house or”

**SECTION 9:** Article VI, Section 605.03.02 is amended with the deletion of the following text:

“a guest house or”

**SECTION 10:** Article VI, Section 609.02.02 is amended with the deletion of the following text:

“Guest houses and”

**SECTION 11:** Article VI, Section 614.02 is hereby amended with the deletion of item 2 addition of an item 17, which shall read as follows:

(17) Short-Term Vacation Rentals, provided they meet all provisions outlined in Section Title 9, Chapter 3 of the Signal Mountain Municipal Code.

**SECTION 12:** Article VI, Section 615.02 is hereby amended with the addition of an item 5, which shall read as follows:

(17) Short-Term Vacation Rentals, provided they meet all provisions outlined in Section Title 9, Chapter 3 of the Signal Mountain Municipal Code.

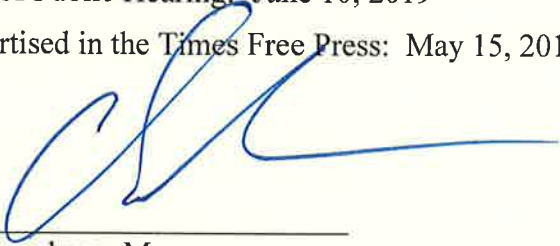
**SECTION 13:** BE IT FURTHER ORDAINED that this amendment to the Town of Signal Mountain, Tennessee Zoning Regulations shall become effective immediately from and after its passage as provided by law.

Passed First Reading: May 13, 2019

Passed Second Reading: June 10, 2019

Date of Public Hearing: June 10, 2019

Advertised in the Times Free Press: May 15, 2019



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Dan Landrum, Mayor

6-10-19

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Date



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Recorder

6-10-19

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Date