

ORDINANCE NO. 2022-02

**AN ORDINANCE TO AMEND ARTICLE VI SCHEDULE OF DISTRICT
REGULATIONS OF THE SIGNAL MOUNTAIN ZONING ORDINANCE
ALLOWING BREWPUBS IN THE HIGHWAY COMMERCIAL DISTRICT**

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, the Town of Signal Mountain has implemented a comprehensive zoning ordinance as provided for in TCA §§ 13-7-201 through 13-7-210; and

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

WHEREAS, at their February 3, 2022 meeting, the Signal Mountain Municipal Planning Commission recommended that the current zoning ordinance be amended to allow for a "Brewpub" as a use in the Highway Commercial District; and,

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 and Amendments be amended as follows:

SECTION 1: Section 608.03. "Principal Uses Permitted" is amended with the addition of items 608.03.25, which shall read as follows:

608.03.25 Brewpub (added 02/28/2022);

SECTION 2: Article III, Section 303 — List of General Definitions is amended with the addition of the following definition to be included in alphabetical order, which shall read as follows:

Brewpub: An establishment that operates primarily as a restaurant which prepares and serves food on site but also includes a facility in which beer, ale or other malt beverages having an alcoholic content of not more than 8% by weight are brewed for distribution and consumption both on and off premises, subject to applicable local, state and federal law.

SECTION 3: BE IT FURTHER ORDAINED that this amendment to Article VI of the "Signal Mountain Town Code, Appendix A, the Zoning Ordinance," shall become effective immediately from and after its passage as provided by law.

Date of Public Hearing: 3/28/2022

Passed First Reading: 2/28/2022

Passed Second Reading: 3/28/2022



Charles Poss, Mayor



Recorder