

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #193-2020-08**

**AN ORDINANCE TO AMEND ARTICLE III, SECTION 3.090 OF  
THE ZONING RESOLUTION OF TROUSDALE COUNTY, AND  
TO AMEND ARTICLE III, SECTION 3.110 OF THE ZONING ORDINANCE OF  
HARTSVILLE, TN, TO REPLACE LANGUAGE FOR BUFFER STRIPS**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this amendment to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

**Section 1:** That Article III, Section 3.090 of the Zoning Resolution of Trousdale County, Tennessee be deleted in its entirety and replaced with new language which reads as follows:

*See 'ATTACHMENT, Section 1'*

**Section 2:** That Article III, Section 3.110 of the Zoning Ordinance of Hartsville, TN be deleted in its entirety and replaced with new language which reads as follows:

*See 'ATTACHMENT, Section 2'*

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*Recommended by Planning Commission July 8, 2019  
Public Hearing to be held on June 22, 2020*

	1M _____	Voice Vote of General Consent					
First Reading: <b>May 26, 2020</b>	2m _____	YES	NO	Abstain	Absent		
	1M _____	Voice Vote of General Consent			Absent		
Second Reading: <b>June 22, 2020</b>	2m _____						

**Approved:**

**Approved:**

**Attest:**

*Dwight Jewell, Commission Chairman*

*Stephen Chambers, Mayor*

*Rita Crowder, County Clerk*

# **ATTACHMENT FOR ORDINANCE 193-2020-08**

## **Section 1:**

### **THE ZONING RESOLUTION OF TROUSDALE COUNTY, TENNESSEE**

#### *ARTICLE III*

#### *GENERAL PROVISIONS*

### **3.090 Buffer Strips**

Where a use requiring a site plan to be filed in accordance with Article VIII, Section 8.030 Zoning Compliance Permit (Building Permits) abuts at any point upon property zoned residential or agricultural (Agriculture-Forestry), the developer of said use shall provide a landscaped buffer strip at the point of abutment **which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s).** Buffers are required between industrial and commercial districts. (See definitions section.) The buffer strip shall be no less than ten (10) feet in width.

## **Section 2:**

### **THE ZONING ORDINANCE OF HARTSVILLE, TENNESSEE**

#### *ARTICLE III*

#### *GENERAL PROVISIONS*

### **3.110 Buffer Strips**

Where a use requiring a site plan to be filed in accordance with Article VII, Section 7.030 Zoning Compliance Permit (Building Permits) abuts at any point upon property zoned residential or agricultural (Agriculture-Forestry), the developer of said use shall provide a landscaped buffer strip at the point of abutment **which shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s).** Buffers are required between industrial and commercial districts. (See definitions section.) The buffer strip shall be no less than ten (10) feet in width.