

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY AMENDING ARTICLE VII, TITLED "PARKING AND BUSINESS DISTRICTS" SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICTS," AS FOLLOWS: BY DELETING SUBSECTIONS (A)(12), (A)(13), (A)(14) AND (A)(17) WITHOUT REPLACEMENT AND BY ADDING A NEW SUBSECTION (A)(19) TO ADD PUBLIC MUSEUMS AS A PERMITTED PRINCIPAL USE; BY AMENDING THE TITLE OF SUBSECTION (C) TO "SPECIAL EXCEPTIONS" FOR CONSISTENCY WITHIN THE ZONING ORDINANCE; BY AMENDING THE INTRODUCTORY LANGUAGE OF SUBSECTION (C) TO INCLUDE THE WORD "ZONING" IN THE PHRASE "BOARD OF APPEALS;" AND BY AMENDING SUBSECTION (C) TO DELETE PUBLIC MUSEUM; CEMETERY; WHOLESALE, STORAGE AND WAREHOUSE FACILITY, FREEZER AND LOCKER; AND TRANSITIONAL ACCESSORY USES AS SPECIAL EXCEPTIONS AND TO ADD MULTIFAMILY DWELLINGS AS PART OF A PLANNED UNIT DEVELOPMENT AS A SPECIAL EXCEPTION.

WHEREAS, the City of Oak Ridge desires to amend the permitted principal uses and special exceptions (formally referred to as "Uses Requiring Board of Appeals Permit") for UB-2, Unified General Business districts; and

WHEREAS, the amendments delete four permitted principal uses (mortuaries, bus passenger stations, commercial greenhouses/nurseries, and car dealership) and add one new permitted principal use (public museums); and

WHEREAS, the amendments delete four uses requiring special exception from the board (public museum; cemetery; wholesale, storage and warehouse facility, freezer and locker; and transitional accessory uses) and add one use (multifamily dwellings as part of an overall Planned Unit Development zone designation) requiring special exception from the board; and

WHEREAS, the following changes have been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," is hereby amended by deleting subsections (a)(12), (a)(13), (a)(14), and (a)(17) without replacement and adding a new subsection (a)(19) which new subsection shall read as follows:

**ARTICLE VII
PARKING AND BUSINESS DISTRICTS**

Section 7.04. UB-2, Unified General Business Districts

The following regulations shall apply in UB-2, Unified General Business District.

(a) Permitted Principal Uses:

19. Public museum.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," is hereby amended by changing the title of subsection (c) from "Uses Requiring Board of Appeals Permit" to "Special Exceptions."

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," subsection (c), titled "Special Exceptions," is hereby amended by inserting the word "Zoning" in between the words "Board of" and "Appeals."

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," is hereby amended by deleting subsection (c)(2) and substituting therefor a new subsection (c)(2) which new subsection shall read as follows:

**ARTICLE VII
PARKING AND BUSINESS DISTRICTS**

Section 7.04. UB-2, Unified General Business Districts

The following regulations shall apply in UB-2, Unified General Business District.

- (c) Special Exceptions:
2. Multifamily dwellings allowed only when part of an overall Planned Unit Development (PUD) zone designation.

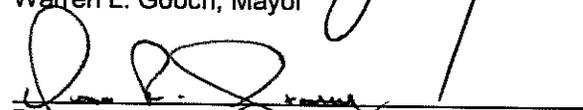
Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," is hereby amended by deleting subsections (c)(4), (c)(5), and (c)(9) without replacement.

Section 6. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney


Warren L. Gooch, Mayor


Diana R. Stanley, City Clerk

Public Hearing: 03/09/2015
First Reading: 03/09/2015
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