

ARTICLE II
ESTABLISHMENT OF DISTRICTS
PROVISIONS FOR OFFICIAL ZONING MAP

CHAPTER 1. ESTABLISHMENTS OF DISTRICTS

2-101 REGULAR DISTRICTS

In order to implement all purposes and provisions of this ordinance, the following districts are hereby established:

(A) Residential Districts

A-R Agricultural/Residential Districts
R-40 Low Density Residential Districts
R-20 Low Density Residential Districts
R-15 Low Density Residential Districts
R-10 Medium Density Residential Districts
R-5 Medium - High Density Residential Districts
RM-1 High Density Residential Districts
RM-2 High Density Residential Districts
**TC-R Town Center-Residential Districts (ADDED BY ORDINANCE 2006-58,
JANUARY 9, 2007)**

(B) Commercial Districts

NCS Neighborhood Convenience Service Districts
**TC-C Town Center-Commercial Districts (ADDED BY ORDINANCE 2006-58,
JANUARY 9, 2007)**
GCS General Commercial Service Districts
MCD Mixed Use Commercial Service Districts
MRO Multiple Residential/Office Districts
OPS Office/Professional Service Districts
HSD Highway Service Districts

(C) Industrial Districts

I-R Industrial-Restrictive Districts
I-G Industrial-General Districts
I-S Industrial-Special Districts

2-102 SPECIAL DISTRICTS

The following are hereby established as special districts which are applicable to the provisions set forth in this ordinance.

- (A) Floodplain Districts
- (B) Planned Unit Development Districts
- (C) Historic and Landmark Districts

CHAPTER 2. PROVISIONS FOR OFFICIAL ZONING MAPS

2-201 INCORPORATION OF MAPS

The boundaries of districts established by this ordinance are shown on the official zoning maps which are hereby incorporated into the provisions of this ordinance. The zoning maps in their entirety, including all amendments shall be as much a part of this ordinance as if fully set forth and described herein.

2-202 IDENTIFICATION AND ALTERATION OF THE OFFICIAL ZONING MAP

The official zoning map shall be identified by the signature of the mayor attested by the city recorder, and bearing the seal of the city under the following words: "This is to certify that this is the Official Zoning Map referred to in ARTICLE II, of Ordinance Number 1985-8, of the City of Hendersonville, Tennessee, together with the date of the adoption of this ordinance.

If, in accordance with the provisions of this ordinance changes are made in district boundaries or other matter portrayed on the official zoning maps, such changes shall be entered on the official zoning maps promptly after the amendment has been approved by the Board of Commissioners [Board of Mayor and Aldermen]. No amendment to this ordinance which involves matter portrayed on the official zoning map shall become effective until after such change and entry has been made on said map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this ordinance and punishable as provided under ARTICLE XI, CHAPTER 7.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map which shall be located in the office of the Zoning Administrator shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the planning region.

2-203 REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the official zoning map becomes damaged, destroyed, lost, or difficult to interpret, because of the nature of number of changes and additions, the Board of Commissioners [Board of Mayor and Aldermen] may by resolution adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor attested by the city recorder, and bearing the seal of the city under the following words: "This is to certify that this official zoning map supersedes and replaces the official zoning map adopted **May 28, 1985**, by the City of Hendersonville, Tennessee.

All prior official zoning maps or any significant parts, thereof, shall be preserved, together with all available records pertaining to their adoption or amendment.

CHAPTER 3. RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES

2-301 RULES

When uncertainty exists as to the boundaries of districts shown on the official zoning map, the following shall apply:

- (A) Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;
- (B) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
- (C) Boundaries indicated as approximately following city limits shall be construed as following such city limits;
- (D) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
- (E) Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
- (F) Boundaries indicated as parallel to or extensions of features indicated in subsection "A" through "F", above, shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of map.
- (G) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections "A" through "F", above, the Board of Appeals shall interpret the district boundaries.
- (H) Where a district boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Board of Appeals may permit the extension of the regulations for either portion of the lot not to exceed five hundred (500) feet beyond the district line into the remaining portion of the lot.

CHAPTER 4. APPLICATION OF DISTRICT REGULATIONS

2-401 GENERAL DISTRICT REGULATIONS

The regulations set by this ordinance within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

- (A) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.
- (B) No building or other structure shall hereafter be erected or altered:
 - a. to exceed the height or bulk,
 - b. to accommodate or house a greater number of families,
 - c. to occupy a greater percentage of lot area,
 - d. to have narrower or smaller rear yards, front yards, side yards, or other open space,than herein required; or in any other manner contrary to the provisions of this ordinance.
- (C) Except as may be expressly permitted under the provisions of ARTICLE VIII, for planned unit developments, no part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.
- (D) No yard or lot existing at the time of passage of this ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this ordinance shall meet at least the minimum requirements established by this ordinance.