

**ORDINANCE NO. 20-06**  
**TOWN OF BRUCETON, TENNESSEE**

**AN ORDINANCE TO AMEND THE BRUCETON ZONING ORDINANCE**  
**TO ADOPT GENERAL DWELLING STANDARDS**

**WHEREAS**, certain revision to the Bruceton Zoning Ordinance are believed to be necessary and in the public interest; and

**WHEREAS**, the Mayor and Board of Aldermen of the Town of Bruceton has given due public notice of hearings on said amendments and will hold public hearings in accordance with Section 13-17-203 of the Tennessee Code Annotated; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Aldermen of the Town of Bruceton that the Bruceton zoning Ordinance be amended as follows:

**SECTION 1.** That the Bruceton Zoning Ordinance be amended by addition to **CHAPTER 2 (GENERAL ZONING PROVISIONS)** Provision **14-214**. as follows:

**14.214. General Dwelling Standards**

- (a) Single family dwellings and two-family dwellings must contain at least 960 square feet of heated space per unit. Multiple family dwellings must contain at least 800 square feet of heated space per dwelling unit.
- (b) No dwelling shall be fashioned from previously purposed structures, such as storage containers grain bins, water tanks, train boxcars or other similar structures.
- (c) All dwellings must be installed on a permanent foundation system in compliance with all applicable requirements of the adopted building code.
- (d) All dwellings must be covered with an exterior material customarily used for conventional dwellings. The exterior covering material shall extend to the ground except that, when a solid concrete or masonry perimeter foundation is used, the exterior covering material need not extend below the top of the foundation. Suitable exterior materials include but shall not be limited to clapboards, simulated clapboards, such as conventional or metal material, but excluding smooth, ribbed or corrugated metal or plastic panels.

- (e) The roof of all dwellings must be pitched in compliance with applicable adopted building codes, residential manufactured housing codes and municipal mobile home standards. All roofs must consist of material that is customarily used for conventional dwellings.
- (f) All dwellings shall be required to connect to a public utility system which includes electric, water and sewer in compliance of the adopted applicable building and electric codes.

**SECTION 2. BE IT FURTHER ORDAINED,** that this Ordinance shall take effect from and after its final adoption, the public welfare requiring it.


**PASSED** on First Reading 12/8/2020

**PASSED** on Second Reading 1/12/2021



ATTEST:

  
Annie Hand  
Town Recorder

  
Robert T. Keeton, III  
Mayor

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Michael U. King  
Town Attorney (*approved as to form*)