



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

Meeting: 02/11/25 06:00 PM
Department: Code Enforcement
Category: Amendment
Prepared By: Penny Medlock

Initiator: Trey Arthur

Sponsors:

ADOPTED

ORDINANCE (ID # 3693)

DOC ID: 3693

Ordinance 24-14, an ordinance to amend the City of Bartlett Zoning Ordinance, Article VI, Section 9 Supplementary District Regulations, Parking, Storage, or Use of Major Recreational Equipment; Article VI, Section 10 Parking and the Storage of Certain Vehicles in Residential Zoning Districts by adding Definitions; and Article VI, Section 12 Minimum Off Street Parking Requirements.

WHEREAS, the City desires to provide better service to the community by protecting property values by more efficiently addressing the parking and storage of certain vehicles, and the temporary parking of major recreational vehicles,

WHEREAS, the City desires to make clear the location for the parking of certain vehicles and define appropriate parking surfaces within the Zoning Ordinance,

WHEREAS, the City of Bartlett Board of Mayor and Aldermen desire to amend the Bartlett Zoning Ordinance by amending Article VI, Section 9 Parking, Storage, or Use of Major Recreational Equipment by removing and/or replacing text; and Article VI, Section 10 Parking of Certain Vehicles by adding/or removing text and adding definitions for clarification purposes.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Bartlett, Tennessee, that:

Article VI, Section 9, Supplementary District Regulations: Parking, Storage, or Use of Major Recreational Equipment, shall be amended by removing and replacing text as follows:

Section 9 - Supplementary District Regulations: Parking, Storage, or Use of Major Recreational Equipment

For purposes of these regulations, major recreational equipment is defined as including boats and boat trailers, travel trailers, pick-up camper or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers, and the like, and cases or boxes used for transporting recreational equipment, whether occupied by such equipment or not.

No major recreational equipment shall be parked or stored on any lot in a residential district except in accordance with Article VI Section 10. However, such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

Exceptions for short-term living or sleeping in recreational vehicle on a residential lot:

1. Short-term accommodations for emergency circumstances in the case of uninhabitable residential dwelling damage due to flood, wind, or fire.
2. Persons desiring to utilize a recreational vehicle for such short-term residential accommodations must first submit a written request to include the specific reasons for the need for short-term living and the time frame for the request. Requests must be approved by the Director of Code Enforcement and shall be valid for up to six months but may be renewed for not more than one additional six-month period.
3. All recreational vehicles used for short-term residential accommodations must be legally registered and tagged.
4. Approved recreational vehicles may only be used for short-term accommodations on residential property during emergency circumstances. The recreational vehicle must have the ability to discharge sanitary waste to the sanitary sewer system.
5. Such approved recreational vehicles must be structurally sound and protect its occupants against the elements. The recreational vehicle must be maintained in good aesthetic appearance and function and be kept road-worthy. No structures such as porches, storage space, additional rooms, permanent stairs or the like, may be attached to recreational vehicles.
6. Construction repairs to the residential dwelling must start within (60) days of the approval of the recreational vehicle for short-term residential accommodations. Only one recreational vehicle shall be permitted for short-term residential accommodations on any parcel of land during the repair of the permanent dwelling.

Article VI, Section 10, Supplementary District Regulations: Parking and Storage of Certain Vehicles Use of Major Recreational Equipment, shall be amended by removing and replacing text and adding illustrations as follows:

Section 10 - Parking and Storage of Certain Vehicles Definitions and Locations

- A. Definitions. As used in this section pertaining to the parking of trailers, boats, campers, RV's, ATV's and the like:

- I. "Residential Front Yard" means the yard area directly in front of the habitable (main) portion of the house extending to the front property line and not occupied by a structure.

2. "Residential Side Yard" means the yard area from the rear elevation of the house extending to the side property lines and forward to the front property line nearest to the front elevation at each side of the home.
3. "Residential Rear Yard" means the yard area extending from the rear of the side yard and the rear of the habitable (main) portion of the house extending to the rear property line and not occupied by a structure.
4. "Residential Area" means that portion of the City zoned as a Residential District set forth by Article V of the Zoning Ordinance.
5. "Driveway" means the area approved by the Building and Planning Department for motor vehicle use.
6. "Parking Surface" means a paved dust free surface consisting of asphalt paving, poured concrete, or other surface as approved by the Building Official in a residential district.

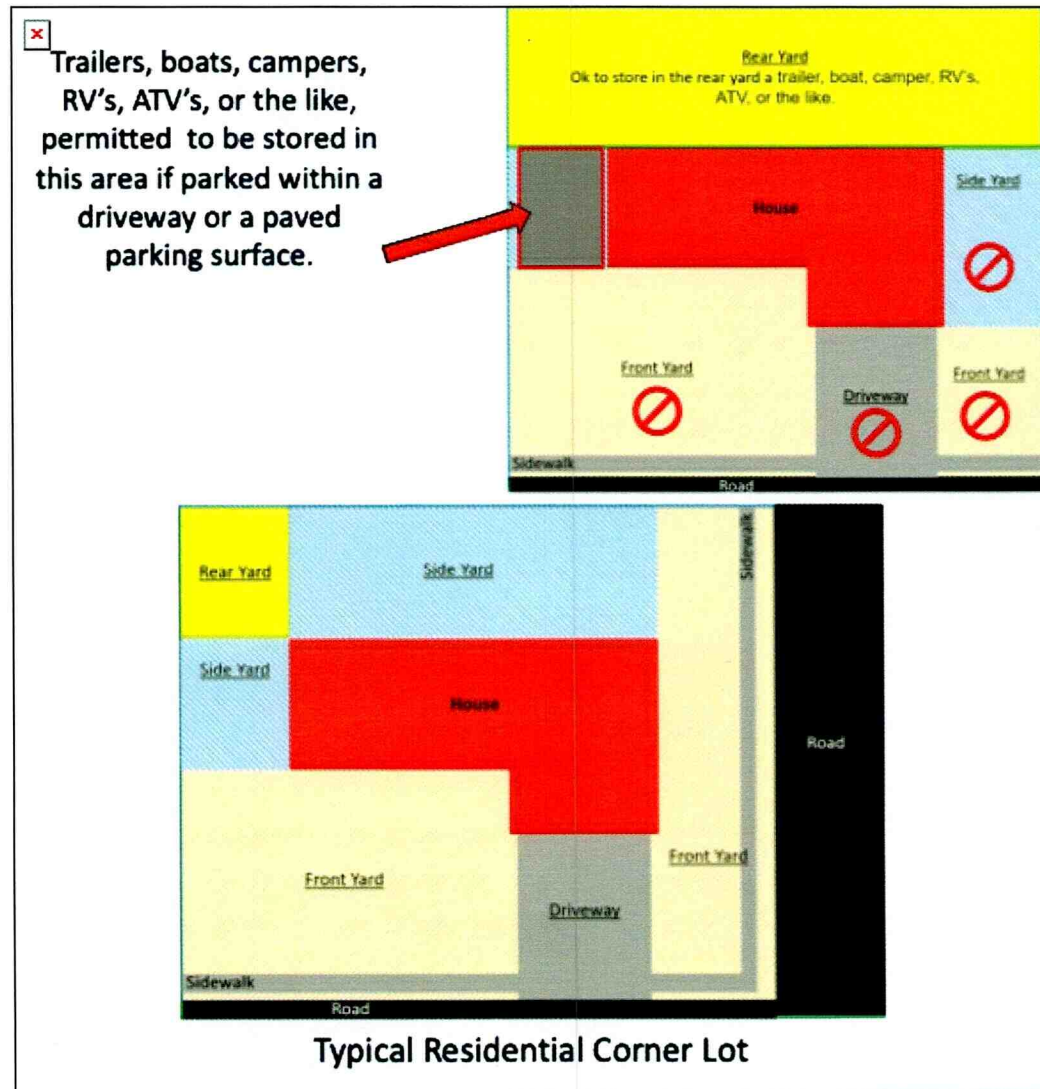
B. Parking Locations Prohibited

1. Residential Front Yard Parking Prohibited. No parking shall be permitted in a residential front yard other than a licensed motor vehicle on an approved parking surface. Further, no person shall park, store, or leave unattended trailers, boats, campers, RV's, ATV's and the like in the front yard.
2. Residential Side Yard Parking Prohibited. No parking shall be permitted in a residential side yard other than a licensed motor vehicle on an approved parking surface. Further, except as provided in Article VI Section 10 §(C)(1), no person shall park, store, or leave unattended trailers, boats, campers, RV's, ATV's and the like in the side yard.

C. Parking Location Exceptions

1. Residential Side Yard Parking Allowed. Trailers, boats, campers, RV's, ATV's and the like may be allowed to be parked in a residential side yard if parked within a driveway on a paved parking surface, as approved by the Building Official.





Article VI, Section 12, Supplementary District Regulations: Minimum Off-Street Parking Requirements shall be amended to add and remove text as follows:

Section 12 - Supplementary District Regulations: Minimum Off-Street Parking Requirements

Hereafter no building shall be erected or altered and no land used unless there is provided adequate off-street parking space or spaces for the needs of tenants, personnel and patrons together with means of ingress and egress.

A. GENERAL PROVISIONS:

1. Off-Street parking for other than residential uses shall be either on the same lot or within three hundred (300) feet of the building it is intended to serve measured from the nearest point of the building to the nearest point of the off-street parking lot. The off-street parking lot is subject to Planning Commission and Design Review Commission approval.
2. Residential off-street parking spaces shall consist of a parking strip, driveway, garage, or combination thereof and shall be located on the premises they are intended to serve. In all zoning districts, no vehicle that may be parked in a front yard shall be parked or stored on any part of the front yard other than a paved driveway or any other hard surface area that is normally considered the driveway area of the lot as defined in Article VI, Section 10(5). To pave any area of a front yard, other than the driveway, for additional parking will require a building permit from the City of Bartlett Building Department.
3. Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere, subject to site plan approval by the Planning Commission and the Design Review Commission.
4. In the instance of dual function of off-street parking where operating hours do not overlap, the Board of Zoning Appeals may grant an exception.
5. Two (2) or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.
6. For uses not specifically mentioned in this section the requirements for off-street parking for a similar use specifically mentioned in this section shall apply.

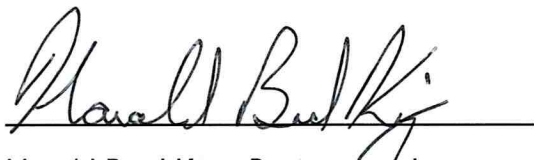
Severability: Should any provision of this Ordinance be rendered unconstitutional or null and void by a Court of Law, legislative act or otherwise, all other provisions of this Ordinance shall remain in full force and effect.

Effective Date: BE IT FURTHER ORDAINED that this ordinance shall take effect upon its passage on the third and final reading, the public welfare requiring it.

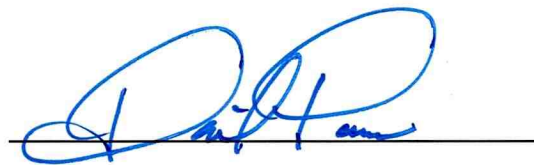
FIRST READING: December 10, 2024

SECOND READING: January 28, 2025

THIRD READING: February 11, 2025



Harold Brad King, Register to the
Board of Mayor and Aldermen



David Parsons, Mayor



Penny Medlock, City Clerk

RESULT:	APPROVED ON THIRD AND FINAL RE [UNANIMOUS]
MOVER:	David Reaves, Alderman
SECONDER:	Brad King, Alderman
AYES:	King, Griffin, Reaves, Williams, Young, Quinn