

SECTION 5. ZONING DISTRICTS - GENERAL

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5.1 PURPOSE

The purpose of this Section is to outline the different zoning districts within this Zoning Ordinance and introduce the Official Zoning Map.

5.2 DISTRICTS

In order to carry out the purpose and intent of this Ordinance, the City of Hendersonville shall be divided into the following zoning districts:

A. Residential Districts

- RR Rural Residential
- ER Estate Residential
- SR-1 Suburban Residential
- SR-2 Suburban Residential
- WR Waterfront Residential
- MXR Mixed Residential
- OTR Old Town Residential
- MFR Multi-Family Residential

B. Commercial Districts

- NC Neighborhood Commercial
- O Office
- OTC Old Town Commercial
- MXC Mixed Commercial
- GC General Commercial
- HC Heavy Commercial
- I Industrial

C. Special Purpose Districts

- PD Planned Development
- H Historic and Landmark

5.3 ZONING MAP

A. Location of Districts

The location and boundaries of the zoning districts established by this Ordinance are set forth in the Official Zoning Map, as periodically amended. The Official Zoning Map is incorporated into, and made an integral part of, this Ordinance.

It is the intent of this Ordinance that the entire area of the City and Planning Region, including all land and water areas, be included in the zoning districts established by this Ordinance. Any land lying within the City and Planning Region, but not shown on the Official Zoning Map as being included within a district, shall be classified as SR-1 (Suburban Residential).

B. Interpretation of Boundary Lines

1. Right-of-Way Lines

Where zoning district boundary lines coincide with streets, alleys, highways, easements, or right-of-way lines of railroads, toll roads or expressways, the boundary line shall be construed to be the centerline of the right-of-way.

2. Property Lines

Where zoning district boundary lines coincide with a recorded property line, the property line shall be construed to be the boundary line of the district.

3. Scaled Lines

Where the district boundary lines do not coincide with a right-of-way line or recorded property line, the district boundary shall be determined by measuring such boundary line(s) by using the map scale as provided on the Official Zoning Map.

4. Clarification of Boundary Lines

The Planning Department shall decide all interpretations of zoning district boundary lines, where the application of Sections 5.3B1 through 3 (Interpretation of Boundary Lines) above leaves doubt as to the boundary between zoning districts.

5.4 ANNEXED LAND

Any territory annexed into the City, unless already zoned by the City by virtue of being in the Planning Region, shall automatically, upon annexation, be classified as the City zoning district which most closely resembles its county zoning classification until the territory is zoned. Note: It is the practice of the City to establish the zoning of annexed

property simultaneous with annexation. In such case, said zoning classification shall apply.

5.5 PUBLICLY-OWNED FACILITIES AND ESSENTIAL UTILITY EQUIPMENT

- A. Public buildings, structures and facilities owned and maintained by the City and public utility districts shall be permitted in any zoning district subject to Tennessee Code 13-4-104. Furthermore, essential privately-owned utility transmission equipment, such as electric transmission lines, natural gas lines, trunk sewer lines and similar structures, shall likewise be permitted subject to all applicable state statutes and City ordinances and regulations.
- B. Privately-owned utility buildings and structures, indicated as a permitted or conditional use under the regulations of the applicable zoning district, shall not be permitted except in compliance with the provisions of this Ordinance.
- C. The regulation of public buildings, structures and facilities, and essential privately-owned utility transmission equipment are subject to the limitations of Tennessee Code Annotated, Section 13-4-104.