

CHAPTER 4

ZONING DISTRICTS AND MAP

SECTION 14-401 ESTABLISHMENT OF DISTRICTS

For the purpose of this Official Zoning Code, the City of McMinnville is hereby divided into zoning districts, as follows:

R-1, Low Density Residential District
 R-2, Medium Density Residential District
 R-3, High Density Residential District
 R-4, Residential Mobile Home District
 R-5, Residential Commercial District
 C-1, Central Commercial District
 C-2, General Commercial District
 C-3, Highway Commercial District
 I-1, Light Industrial District
 I-2, Heavy Industrial District
 PRD, Planned Residential District
 PCD, Planned Commercial District

SECTION 14-402 PROVISION FOR OFFICIAL ZONING MAP

14-402.1

The boundaries of the above zoning districts are hereby established as shown on the map entitled, "Official Zoning Map of the City of McMinnville, Tennessee," dated November 15, 1993, which is a part of the Official Zoning Code and which is on file in the Office of the McMinnville City Clerk.

14-402.2

If, in accordance with the provisions of this Official Zoning Code and Sections 13-7-201 through 13-7-210, *Tennessee Code Annotated*, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map, promptly after the amendment has been approved by the Board of Mayor and Aldermen, together with an entry on the Official Zoning Map showing the date of such change.

14-402.3

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 Official Zoning Code. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Code and punishable as provided under Section 14-710 of this Official Zoning Code.

14-402.4

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 City Clerk shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the municipality.

SECTION 14-403**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 or number of changes and additions, the Board of Mayor and Aldermen may, by ordinance, 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 on the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Code or any subsequent amendment thereof.

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

SECTION 14-404**RULES FOR INTERPRETATION
OF DISTRICT BOUNDARIES**

14-404.1

District boundaries, unless otherwise indicated on the Official Zoning Map, shall be platted lot lines, the center line of streets or alleys, midway between railroad tracks, the center lines of streams, rivers or other bodies of water, or the corporate limit lines as they exist at the time of the enactment of this Official Zoning Code.

14-404.2

Where a district boundary divides a lot existing at the time this Official Zoning Code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portion of said lot as is not more than twenty (20) feet within the more restricted district.

14-404.3

Any questions concerning the exact locations of district boundaries shall be determined by the Board of Zoning Appeals.

SECTION 14-405**ANNEXATION OF TERRITORY**

14-405.1

All territory which may hereafter be annexed to the City of McMinnville shall be considered by the planning commission and assigned an appropriate zoning classification based on the existing land use, the long-range plans of the community, and the land use of the contiguous property inside the previous city limits. If a zoning classification is not assigned to a territory at the time of annexation, such territory shall be considered to be in the R-1 Low Density Residential District until otherwise classified.

14-405.2

Annexed territory and the subsequent zoning of such territory shall be reflected on the zoning map of McMinnville, Tennessee, in the manner described in Section 14-402 of this Official Zoning Code.