

ORDINANCE 2026-1141

AN ORDINANCE REPEALING AND REPLACING TITLE 14, ZONING AND LAND USE CONTROL, CHAPTER 2, ZONING ORDINANCE, OF THE MOUNT PLEASANT MUNICIPAL CODE.

WHEREAS, the Board of Commissioners of the City of Mount Pleasant desires to update Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, of the Mt. Pleasant Municipal Code (hereinafter referred to as the “Zoning Ordinance”); and,

WHEREAS, the Board of Commissioners deems it necessary, for the purpose of promoting the health, safety, prosperity, morals and general welfare of the City to update the text of the City of Mount Pleasant’s Zoning Ordinance; and,

WHEREAS, on May 12, 2026, the Mount Pleasant Municipal Planning Commission, following a public hearing, recommended the updated text amendment to the Zoning Ordinance of Mount Pleasant, Tennessee, which is attached hereto as Exhibit A, and incorporated herein by reference, for consideration by the Board of Commissioners; and,

WHEREAS, the following is a non-comprehensive list of changes made from the existing zoning ordinance:

1. Adding a new Section 4.7 related to annexation;
2. Adding a new Section 6.5, creating a new residential district for Large Lot Residential and Agriculture;
3. Adding a new Section 8.5, creating a PUD Planned Unit Development overlay district;
4. Amending Section 6.1 R1 Low Density Residential to allow accessory dwelling units as permitted uses in the R1 zone;
5. Amending Section 6.3 R3 High Density Residential by amending the description of R3 to better reflect the City’s desires for this zoning district;
6. Amending Section 7.4, IL Light Industrial by removing certain permitted uses from this district so that this district has less intense uses and differentiates more from Heavy Industrial zoning district;
7. Adding/updating fees for annexation and PUD applications;
8. Amended reference corrections, including internal section references, as well as grammar and phrasing updates to improve clarity and minimize misinterpretation throughout the zoning ordinance;
9. Update numbering to incorporate the new sections;
10. Added definitions;
11. Updated tables and figures; and
12. Removed certain sections related to irrigation (11.4), Landscaping, screening, and tree preservation was removed, Sections AE.4 Tree Planting Specifications and AE.5 Planting, removed details from Appendix E.

WHEREAS, the Board of Commissioners finds Exhibit A to be reasonable and in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF MOUNT PLEASANT, TENNESSEE, AS FOLLOWS:

Section 1. That Title 14, Zoning and Land Use Control, Chapter 2, Zoning Ordinance, is repealed in its entirety and replaced with the new Zoning Ordinance of Mount Pleasant, Tennessee, which is attached hereto as Exhibit A.

Section 2. If any one or more of the provisions of this Ordinance, or any exhibit or attachment thereof, shall be held invalid, illegal, or unenforceable in any respect, by final decree of any court of

lawful jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, or of any exhibit or attachment thereto, but this Ordinance, and the exhibits and attachments thereof, shall be construed the same as if such invalid, illegal, or unenforceable provision had never been contained herein, or therein, as the case may be.

Section 3. This Ordinance shall take effect upon final passage.

Approved and adopted this ____ day of _____, 2026.

WILLIAM F. WHITE, JR., MAYOR

ATTEST:

SHIPHRAH COX, RECORDER

LEGAL FORM APPROVED:

KORI BLEDSOE JONES, ATTORNEY

PASSED ON FIRST READING: _____

PASSED ON SECOND READING: _____