ORDINANCE 2026-17

AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, AMENDING TABLE 4.3.1-F, BUILDING STANDARDS: ROOF TYPE & PITCH, OF THE FAIRVIEW DEVELOPMENT CODE TO PERMIT FLAT ROOFS ON CERTAIN PRINCIPAL BUILDING TYPES WITHIN THE CD-4 (NEIGHBORHOOD CENTER) CHARACTER DISTRICT

WHEREAS, the Fairview Development Code, Table 4.3.1-F, Building Standards: Roof Type & Pitch, establishes standards for roof types and pitches applicable to building types within the City of Fairview; and

WHEREAS, Table 4.3.1-F currently does not permit flat roofs on building types approved or constructed on property zoned CD-4 (Neighborhood Center), except for house, duplex, townhouse, and small multi-family building types; and

WHEREAS, the use of flat roofs on non-residential buildings is a well-established pattern of architecture along Fairview Boulevard (Highway 100); and

WHEREAS, since the adoption of the Fairview Development Code on April 2, 2026, City Staff has received three (3) variance requests from non-residential developments seeking to permit the use of flat roofs on property zoned CD-4; and

WHEREAS, the Planning Commission of the City of Fairview, Tennessee, considered the proposed amendment and adopted Planning Commission Resolution No. 45-26, recommending that the Board of Commissioners amend Table 4.3.1-F to permit flat roofs on the specified principal building types within the CD-4 Character District; and

WHEREAS, the Board of Commissioners has determined that the proposed amendment is appropriate and will provide greater flexibility in the design of non-residential development within the CD-4 Character District while recognizing an established architectural pattern within the City;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:

SECTION 1. AMENDMENT TO TABLE 4.3.1-F

Table 4.3.1-F, **Building Standards: Roof Type & Pitch**, of the Fairview Development Code is hereby amended to permit **flat roofs** on all principal building types currently permitted within the **CD-4 (Neighborhood Center) Character District**, **other than house, duplex, townhouse, and small multi-family building types**, which shall remain subject to the existing roof type and pitch standards applicable to those building types.

The applicable provisions of Table 4.3.1-F shall be amended accordingly to reflect that flat roofs are permitted for the eligible principal building types within the CD-4 Character District.

SECTION 2. EFFECTIVE DATE

This Ordinance shall take effect upon its final passage, approval, and publication as required by law.

SECTION 3. SEVERABILITY

If any provision of this Ordinance or its application to any person or circumstance is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4. CONFLICTING PROVISIONS

All ordinances, resolutions, policies, or portions thereof in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Approved by the Board of Commissioners:

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Lisa Anderson, Mayor

ATTEST:

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Rachel Jones, City Recorder

LEGAL FORM APPROVED:

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Patrick M. Carter, City Attorney

Passed 1st Reading: October 1, 2026

Public Hearing: November 5, 2026

Passed 2nd Reading: _____

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