

## **RESOLUTION NO. 03-21-28**

### **RESOLUTION AMENDING ARTICLE V OF THE MAURY COUNTY ZONING RESOLUTION REGARDING LOT WIDTHS IN ZONING DISTRICTS**

**WHEREAS**, it is desirable to amend certain parts of Article V of the Maury County Zoning Resolution to modify the lot widths required at the road right-of line for Zoning Districts A-1, A-2, and A-2A; and

**WHEREAS**, Article 5.041e(6) A-1 Agricultural Forestry District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

**WHEREAS**, Article 5.042e(6) A-2 Rural Residential District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

**WHEREAS**, Article 5.043e(6) A-1 Agricultural Forestry District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

**WHEREAS**, the Maury County Planning Commission has recommended this change at its February 22, 2021 meeting and a public hearing was held before this body prior to the regular monthly County Commission meeting.

**NOW, THEREFORE, BE IT RESOLVED** by the Maury County Commission that Article V of the Maury County Zoning Resolution is amended to delete and amend Article 5.041e(6), Article 5.042e(6) and Article 5.043e(6) as follows:

Article 5.041e(6) A-1 Agricultural Forestry District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

Article 5.042e(6) A-2 Rural Residential District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

Article 5.043e(6) A-1 Agricultural Forestry District is deleted and amended as follows:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of 100-feet at the front building setback line.

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of 100-feet wide at the road right-of-way line. The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

This amendment will be effective upon publication as provided by law.

This the 15th day of March, 2021.

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WILLIAM ANDREW OGLES, JR,  
County Mayor