

ORDINANCE NO.: 2026-15

**AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN,
TENNESSEE ZONING ORDINANCE TO DELETE AND REPLACE
SECTIONS 603.02.02 (a) and (b) and 614.03.02 (a) and (b)**

WHEREAS, Sections 13-7-201 through 13-7-210, Tennessee Code Annotated, empowered all municipalities to enact zoning regulations and to provide for the administration, enforcement, and amendment thereof, and

WHEREAS, the Town of Signal Mountain deems it necessary, for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the inhabitants of the municipality to enact such regulations, and

WHEREAS, the Planning Commission has made and recommended its zoning regulation amendments to the Town Council, and

WHEREAS, the Town Council has given due public notice of hearings relating to these amendments to its zoning regulations, and restrictions, and has held such public hearings as are required by law, and

WHEREAS, all requirements of state law, with regard to these amended and restated zoning regulations have been met;

WHEREAS, the Town Council deem it necessary to limit density due to infrastructure capacity.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE SIGNAL MOUNTAIN, TENNESSEE, That Sections 603.02.02 (a) and (b) and 614.03.02 (a) and (b) be amended to delete the language in such Sections and to substitute in lieu thereof the following:

Section 1.

603.02.02 The Maximum Number of Lots allowed in a development shall be derived by multiplying the Base Number of Lots determined by the calculations in Section 5.102.203 of the Subdivision Regulations by a density factor as specified below.

- a. For the Maximum Number of Lots in Conservation Subdivisions, multiply the Base Number of Lots by a density factor of .20.

- b. For the Maximum Number of Lots in Conventional Subdivisions, multiply the Base Number of Lots by a density factor of .20.

614.03.02 Height Density and Area Regulations (Ord. No. 95-9 11/21/95; Amended 1-20-99, 10 – 2004, and Ord. #2013-18, Sept. 2013)

- (1) The maximum height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet.
- (2) The Maximum Number of Lots allowed in a development shall be derived by multiplying the Base Number of Lots determined by the calculations in Section 5.102.203 of the Subdivision Regulations by a density factor as specified below:
 - a. For the Maximum Number of Lots in Conservation Subdivisions multiply the Base Number of Lots by a density factor of .20.
 - b. For the Maximum Number of Lots in Conventional Subdivisions, multiply the Base Number of Lots by a density factor of .20

Section 2. This ordinance shall take effect after the second reading, the public welfare requiring it.

Passed first reading: April 13, 2026

Passed second reading: , 2026

Elizabeth Baker, Mayor

Recorder