ORDINANCE No. 139

THIS IS AN ORDINANCE AMENDING THE LAKEWOOD MUNICIPAL CODE SECTION 11-207 AND BY ADDING PROVISIONS FOR THE MANUFACTURE OF BOATS WITHIN A COMMERICAL DISTRICT.

WHEREAS, the Board of Commissioners of the City of Lakewood held an open public hearing on the 10th day of October, 1985 after publication in the Madison Messenger , a newspaper of local circulation, regarding this proposed zoning change, and

WHEREAS, the Lakewood Municipal Planning Commission has considered this matter on September 17, 1985,

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

I.

The City of Lakewood Municipal Code, Title 11, Chapter 2, being Section 11-207 is amended by adding the following new subsection as follows:

(22) Boat manufacturing. Within the commercial district, boat manufacturing will be permitted if the City Manager or Zoning official finds that the property meets the following conditions and terms:

(a) The minimum lot size for the manufacturing of boats within a commercial district shall be two (2) acres.

(b) The maximum square footage of any building devoted to the manufacturing of boats shall be 5,000 square feet.

(c) The lot devoted to the manufacturing of boats in a commercial district shall provide a buffer strip on all sides which abut a residential district. The buffer strip shall be a greenbelt plantedstrip not less than five (5) feet in width. Such greenbelt shall be composed of one (1) row of evergreen trees, spaced not more than twenty (20) feet apart and not less than two (2) rows of shrubs or hedges, spaced not more than five (5) feet apart and which grow to a height of five (5) feet or more after one (1) full growing season and which shrubs will eventually grow to not less than ten (10) feet.

(d) The subject property will be allowed to have one (1) storage rack facility with a capacity for the storage of a maximum of fifteen (15) completed boats. The storage rack facility shall be covered with a weatherproof roof and enclosed on all sides. The storage rack may only be used for the purpose of storing completed boats.

(e) The Lot devoted to the manufacturing of boats in a commercial district must have direct frontage on Tennessee State Route 45 (Old Hickory Blvd/Hadley Avenue) for a distance of not less than fifty (50) feet and shall have access to the property along this frontage. No access for the conduct of business on the lot shall be obtained from any other access point.

(f) Lots used for the manufacture in a commercial district shall also comply with the following dimensional regulations:

(g) Minimum Yard Requirements

Front Setback	-	35 feet
Rear Setback	-	5 feet
Side Setback	-	5 feet

(h) Parking Space Requirements

One parking space measuring 10 by 20 feet is required for each person employed on the premises and one parking space of the same dimensions for each 1,000 feet of roofed floor space.

III.

This Ordinance shall take effect at the earliest date allowed by law, the public welfare requiring it.

Charles Gann
MAYOR

Margaret B. Ragland
CITY RECORDER

Louis W. Oliver III
CITY ATTORNEY

Passed First Reading 9/19/85

Passed Second Reading 10/3/85

Passed Third Reading 10/17/85