

## ORDINANCE 164

### AN ORDINANCE AMENDING THE "ZONING ORDINANCE OF PLAINVIEW, TENNESSEE" BY PERMITTING ACCESSORY DWELLING UNITS IN RESIDENTIAL ZONES AND ADOPTING STANDARDS FOR THEM

**WHEREAS**, The Plainview Board of Mayor and Aldermen, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the 'Zoning Ordinance of Plainview, TN';

**WHEREAS**, to protect and enhance the public health, safety, and welfare of the residents of Plainview, the City has deemed it prudent to permit accessory dwelling units in residential zones, with restrictions;

**WHEREAS**, the Plainview Municipal Planning Commission has forwarded its recommendation of approval to the Board of Mayor and Aldermen regarding the amendment to the "Zoning Ordinance of Plainview, Tennessee";

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Board of Aldermen of the City of Plainview, Tennessee:

Section 1. That Chapter V. Section K. shall be added as follows:

**K. Accessory Dwelling Units.** An accessory dwelling unit (ADU) is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family home. ADUs can be converted portions of existing homes (i.e., internal ADUs), additions to new or existing homes (i.e., attached ADUs), or new stand-alone accessory structures or converted portions of existing stand-alone accessory structures (i.e., detached ADUs).

In residential zones, one ADU is permitted per lot, which may be located within, attached to, or detached from the primary dwelling structure on a lot, or may be a part of a detached accessory structure. In addition, the following standards apply to ADUs:

1. The design and size of the accessory dwelling unit (ADU) must conform to all applicable building codes.
2. The building official must certify that utilities are adequate for the ADU.
3. Only one ADU is permitted per lot.
4. The ADU may be within, attached to, or detached from the primary dwelling structure and may be a part of a detached

accessory structure. An ADU may be developed within an existing structure or as new development.

5. An ADU must meet all building setbacks and cannot be located in the front or side yard.
6. An ADU is limited to either 50% of max gross floor area of the principal dwelling or 1200 sq ft, whichever is lesser, and no more than 2 bedrooms. **Minimum of 401 Sq ft.**
7. The ADU must be designed so that the appearance of the primary structure remains that of a house. The entrance to the ADU must be located in such a manner as to be unobtrusive from the same view of the structure that encompasses the entrance to the principal dwelling.
8. ADUs must be on a permanent foundation.
9. Mobile homes may not be used as ADUs, except in the AR-1 zone; mobile homes must be less than 10 years old to be used as an ADU.
10. ADUs are only permitted on lots larger than 1 acre.

Section 2. This ordinance shall be effective from and after the second reading, the public welfare requiring it.

Passed on First Reading: \_\_\_\_\_, 2024.

Passed on Second Reading: \_\_\_\_\_, 2025.

Public Hearing Held: \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder

Certified by the Plainview Municipal Planning Commission \_\_\_\_\_, 2024.

\_\_\_\_\_  
Secretary