

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO COMMUNICATION FALL ZONES.

WHEREAS the Regional Planning Commission from time to time will identify a needed update in the zoning ordinance, AND

WHEREAS the Regional Planning Commission initiated the update of the City of Clarksville Zoning Ordinance via a motion at the special called meeting on August 13, 2024, AND

WHEREAS the updates are viewed as necessary in order to properly construct the zoning ordinance and avoid confusion when building near communication towers.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

That the City of Clarksville Zoning Ordinance is hereby amended as follows:

Alphabetically under Chapter 2.2 Definitions add the following language:

*Fall Zone:* A radius from the center of a communication tower equal to the tallest remaining vertical section above the lowest engineered failure point on a communication tower, or the height of the communication tower, whichever is less.

Under 5.10 Site Plan Requirements, 3. Content add the following language:

“MM. Structures proposed within a communications tower fall zone shall be reviewed for use and occupancy. Only low-occupancy and non-hazardous uses shall be permitted within the fall zone as determined by the Chief Building Official. Pre-existing structures within the fall zone shall be considered non-conforming except those that are accessory to the communications tower or are not in the prohibited list of uses below.

The following structures and land uses are prohibited within a communications tower fall zone:

- Residential dwellings of any type or size, including assisted living facilities
- Hotels and motels
- Educational buildings (schools, day cares, etc.)
- Medical Facilities
- Assembly Uses (religious facilities, event centers, theaters, or similar)
- High Occupancy retail / service or offices such as restaurants, night clubs, bars, personal services, indoor amusement facilities, and health clubs.”

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PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE: