

**TITLE 14**

**ZONING AND LAND USE CONTROL**

**CHAPTER**

1. MUNICIPAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. BOARD OF ZONING APPEALS.

**CHAPTER 1**

**MUNICIPAL PLANNING COMMISSION**

**SECTION**

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.

**14-101. Creation and membership.** Pursuant to the provisions of Tennessee Code Annotated, § 13-4-101 there is hereby created a municipal planning commission, hereinafter referred to as the planning commission. The planning commission shall consist of five (5) members; two (2) of these shall be the mayor and another member of the city council selected by the city council; the other three (3) members shall be appointed by the mayor. All members of the planning commission shall serve as such without compensation. Except for the initial appointments, the terms of the three (3) members appointed by the mayor shall be for three (3) years each. The three (3) members first appointed shall be appointed for terms of one (1), two (2), and three (3) years respectively so that the term of one (1) member expires each year. The terms of the mayor and the member selected by the city council shall run concurrently with their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor, who shall also have the authority to remove any appointive member at his will and pleasure. (1993 Code, § 11-101, as replaced by Ord. #900, Aug. 2011)

**14-102. Organization, powers, duties, etc.** The planning commission shall be organized and shall carry out its powers, functions, and duties in accordance with all applicable provisions of Tennessee Code Annotated, title 13. (as added by Ord. #900, Aug. 2011)

**CHAPTER 2**

**ZONING ORDINANCE**

**SECTION**

14-201. Land use to be governed by zoning ordinance.

**14-201. Land use to be governed by zoning ordinance.** Land use within the City of East Ridge shall be governed by Ordinance #481, titled "Zoning Ordinance, East Ridge, Tennessee," and any amendments thereto.<sup>1</sup>

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<sup>1</sup>Ordinance #481, and any amendments thereto, are published as separate documents and are of record in city hall.

Amendments to the zoning map are of record in city hall.

**CHAPTER 3****BOARD OF ZONING APPEALS****SECTION**

14-301. Board of zoning appeals.

**14-301. Board of zoning appeals.** There is hereby created and established a board of zoning appeals to consist of five (5) residents of the city, to be approved by the city council. Members of the board shall be appointed for three (3) year terms. The city council shall have power to remove any member of the board of zoning appeals for cause after public hearing. The powers and duties of the board of zoning appeals shall be as set forth in the East Ridge Zoning Regulations adopted in § 14-201. (1993 Code, § 11-202)