

TITLE 14**ZONING AND LAND USE CONTROL****CHAPTER**

1. MUNICIPAL-REGIONAL PLANNING COMMISSION.
2. ZONING ORDINANCE.
3. BUILDING IN FLOOD PRONE AREAS.

CHAPTER 1**MUNICIPAL-REGIONAL PLANNING COMMISSION****SECTION**

- 14-101. Creation and membership.
- 14-102. Organization, powers, duties, etc.
- 14-103. Additional powers.
- 14-104. Compensation.

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 seven (7) members; two (2) of these shall be the mayor and another member of the board of mayor and aldermen selected by the board of mayor and aldermen; the other five (5) members shall be appointed by the mayor. Except for the initial appointments, the terms of the five (5) members appointed by the mayor shall be for five (5) years each. The five (5) members first appointed shall be appointed for terms of one (1), two (2), three (3), four (4), and five (5) years respectively so that the term of one (1) member expires on April 30th of each year. The terms of the mayor and the member selected by the board of mayor and aldermen shall run concurrently with their terms of office. Any vacancy in an appointive membership shall be filled for the unexpired term by the mayor. (1971 Code, § 11-101, as amended by Ord. #1355, Aug. 1994)

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. (1971 Code, § 11-102)

14-103. Additional powers. Having been designated as a regional planning commission, the municipal planning commission shall have the additional powers granted by, and shall otherwise be governed by the provisions

of the state law relating to regional planning commissions. (1971 Code, § 11-103)

14-104. Compensation. (1) The compensation for members of the planning commission, historic zoning commission and board of zoning appeals shall be twenty-five dollars (\$25.00) for each meeting attended whether designated a regular or special meeting. The mayor and/or aldermen who serve as members of the aforementioned commissions or boards shall be compensated the same as any other member.

(2) Compensation for attended meetings shall be paid on a regular basis. (Ord. #1355, Aug. 1994, modified)

CHAPTER 2**ZONING ORDINANCE****SECTION**

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

14-202. Violations and penalty.

14-201. Land use to be governed by zoning ordinance. Land use within the City of Covington shall be governed by ordinance number 1591, titled "Zoning Ordinance, Covington Tennessee,"¹ and any amendments thereto.

14-202. Violations and penalty. Violations of the zoning ordinance shall subject the offender to a penalty under the general penalty provision of this code. Each day a violation is allowed to continue shall constitute a separate offense.

¹The Zoning Ordinance, Covington, Tennessee and any amendments, is available in the office of the city recorder.

CHAPTER 3

BUILDING IN FLOOD PRONE AREAS

SECTION

- 14-301. Flood zone map adopted.
- 14-302. Notice required to purchasers, etc.
- 14-303. Building permit requirements.
- 14-304. Purchaser, lessee to sign acknowledgment.

14-301. Flood zone map adopted. The map which is incorporated herein as Exhibit "A" and entitled "Flood Zone Areas of Covington, Tennessee 2003" is hereby adopted, prominently displayed, and marked "Ordinance 1515 Map."¹ (Ord. #1515, July 2003)

14-302. Notice required to purchasers, etc. All new development or construction within the areas designated as one hundred (100) years or greater flood zones as defined by the U.S. Corps of Engineers and within flood prone areas as defined by the Covington Department of Public Works as shown on the referenced maps shall be required to give notice to all purchasers, lessees or other holders that such land and/or building within said flood zones and/or flood prone areas. (Ord. #1515, July 2003)

14-303. Building permit requirements. No building permits shall be issued to any and all party(ies) applying for a building permit or subdivision plat permit in said area(s) unless the party(ies) executes the written declaration as follows:

(1) I/We (all owners) hereby confirm that the land upon which a building permit or subdivision approval is sought is within the flood zone area and/or flood prone area as designated in the map entitled "Flood Zone Areas of Covington, Tennessee 2003."

(2) I/We (all owners) further confirm that we are aware that this ordinance and the law of Tennessee require me/us to disclose this information to any purchaser, lessee or any other user for monetary consideration that the said parcel or tract lies in a flood zone area and/or flood prone area.

(3) I/We further confirm that this ordinance requires me/us to give written notice to any prospective purchaser/lessee or other user for consideration in the following form:

Pursuant to City Ordinances, please be advised that the parcel or tract as follows lies within a flood zone:

¹The map is available for public inspection in the office of the director of public works.

Address or Legal Description

(Ord. #1515, July 2003)

14-304. Purchaser, lessee to sign acknowledgment. The purchaser/lessee or other user shall sign the following document:

I/we acknowledge that I/we have been advised that the following described parcel or tract lies within a flood zone:

Address or Legal Description

(Ord. #1515, July 2003)