

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF
CARTHAGE, TENNESSEE: TO ADD THE M-2, MEDICAL ZONE WITHIN
THE ZONING ORDINANCE AND TO UPDATE CERTAIN DEFINITIONS
RELATING TO THIS ZONING DISTRICT

BE IT ORDAINED by the Board of Mayor and Alderman for the City of Carthage, Tennessee as follows:

Section 1. Chapter 5, Specific District Regulations, be amended to include Section 11-510, M-2 Medical District:

M-2 MEDICAL DISTRICT

A. **General Description**

It is intended that this district be used to provide for a centralized and compact location for the unified development of medical facilities, nursing homes, and promote the location of complimentary facilities related to the health care of the citizens of the City of Carthage.

Within the M-2 Medical District, as shown on the Official Carthage Zoning Map, the following regulations shall apply:

B. **Permitted Uses**

In the M-2 Medical District, the following uses and their accessory uses are permitted:

1. Public and private hospitals, clinics and other facilities which provide for the over-night care of patients.
2. Medical and dental offices not equipped for over-night care of patients.
3. Laboratories for medical, dental, optical, pharmaceutical and related purposes.
4. Public and private nursing homes.
5. Assistant living and adult day care facilities.
6. Drug stores/Pharmacies.
7. Methadone Clinics.
8. Churches and similar places of worship.
9. Municipal, county, state and federal uses.
10. Hospice Care Centers.

C. **Uses Prohibited**

1. Outdoor storage of any type, except that in connection with and on the premise of active building and/or land developments.
2. Any other use or structure not specifically permitted or permitted on appeal.

D. **Minimum Lot Area, Width and Yard Requirements**

All buildings or structures, including accessory structures, hereafter constructed in the

M-2 District shall be located so as to comply with the following requirements:

1. Minimum lot requirements.....None except as necessary to meet all other requirements.
2. Minimum depth of front yard.....30 ft.
3. Minimum depth of rear yard.....20 ft.
4. Minimum side yard on one side.....10 ft.
5. Minimum side yard for street side corner lots.....30 ft.
6. On lots adjacent to a residential district all buildings or structures shall be located so as to conform to the side and/or rear yard requirements of the adjacent residential district.

E. **Maximum Building Area**

None except as necessary to meet all other requirements.

F. **Screening Requirements**

Where a lot line is shared with an adjacent residential lot, the owner of the commercial lot shall provide semi-opaque screening in conformance with Section 11-601 of this Official Zoning Code along the entire shared lot line or lines so as to provide a pleasant screen between the two different but contiguous land uses.

G. **Parking Requirements**

Uses in the M-2 District shall conform with the provisions of Section 11-301 of this Official Zoning Code.

H. **Access Requirements**

Uses in the M-2 District shall conform with the provisions of Section 11-302 of this Official Zoning Code.

I. **Off-Street Loading and Unloading Space Requirements**

Uses in the M-2 District shall conform with the provisions of Section 11-303 of this Official Zoning Code.

J. **Maximum Building Height**

No structure in the M-2 District shall exceed thirty-five (35) feet or three (3) stories in building height.

K. **Sign Requirements**

All signs or similar advertising structures in the M-2 District shall conform with the provisions of Section 11-605 of this Official Zoning Code.

L. **Site Plan Review Requirements**

Uses in the M-2 District shall conform with the provisions of Section 11-705 of this Official Zoning Code.

Section 2. The Carthage Zoning Ordinance is hereby amended to include the following under **Section 11-204, Definitions:**

Methadone Clinic – Is a clinic which has been established for the dispensing of methadone, a schedule II narcotic analgesic, to those who abuse heroin and other opiates. The focus of these clinics is the elimination or reduction of opiate usage by putting the

patient on methadone. These types of clinics are only allowed within the M-2 Medical Zoning District.

Part 3. Effective Date. This ordinance shall take effect and be in full force upon its final passage as required by law.

Passed 1st Reading 3.3.16

Passed 2nd Reading 4.7.16

Passed 3rd Reading 5.5.16

PUBLIC HEARING HELD: 5.5.16

Mayor

Date

Recorder

Date