

ORDINANCE 20240514 – 2

AN ORDINANCE TO AMEND THE TEXT OF THE BRIGHTON MUNICIPAL ZONING ORDINANCE BY ADOPTING STANDARDS FOR SHORT TERM RENTAL UNITS AS A USE PERMITTED ON APPEAL IN THE RESIDENTIAL DISTRICTS

WHEREAS, Sections 13-7-201 through 13-7-210 of the *Tennessee Code Annotated* empowered the Town of Brighton to enact the Brighton Zoning Ordinance and Official Zoning Map, and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deems it necessary, for the purpose of promoting the health, safety, prosperity, morals, and general welfare of the Town to amend the Municipal Zoning Ordinance; and,

WHEREAS, the Brighton Planning Commission has reviewed said proposed zoning amendment pursuant to Sections 13-7-203 and 13-7-204 of the *Tennessee Code Annotated* and recommends such amendment to the Brighton Board of Mayor and Aldermen; and,

WHEREAS, the Brighton Board of Mayor and Aldermen has given due public notice on said amendment and has held public hearing; and,

WHEREAS, all the requirements of Section 13-7-201 through 13-7-210 of the *Tennessee Code Annotated*, with regard to the amendment of the Brighton Municipal Zoning Ordinance by the Planning Commission and subsequent action of the Brighton Board of Mayor and Aldermen, have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF BRIGHTON:

SECTION 1. That following language be added to Article III, GENERAL PROVISIONS Section 15:

Standards for Residential Transient Rental Units - The Board of Zoning Appeals may authorize the issuance of a special use permit after first holding a public hearing as provided in this section and subject to the following additional standards:

- A. A minimum of one (1) off street parking space, per room to be occupied by guests, shall be provided for in addition to any parking on the premises for permanent residents.

- B. The outside appearance of the dwelling unit shall maintain conformance with the general character of the neighborhood in which it is located.
- C. Signs advertising Residential Transient Rental Units shall not exceed three (3) square feet in area and shall be non-illuminated. The sign may only indicate the name of the occupant and/or the name of the Residential Transient Rental Unit.
- D. New Residential Transient Rental Units shall not locate within 300 feet of another Residential Transient Rental Unit.
- E. No more than three (3) bedrooms per property shall be used for lodging in the Residential Transient Rental Units.
- F. Proprietors of the Residential Transient Rental Unit shall also be permanent residents of the property on which it is located. All area and yard requirements of the district must be met.
- G. An accurately drawn scaled plan shall be presented to the Board of Zoning Appeals at least ten (10) days prior to the meeting. The scaled plan shall show the location of the principal building, off street automobile parking, relationship to adjoining properties and surrounding land use, existing zoning of the proposed site, any required screening, and other information as be required by the Brighton Board of Zoning Appeals.
- H. All applicable Federal, State and Municipal Codes, including fire, building and electrical codes, shall be complied with as a condition of approval by the Board of Zoning Appeals.
- I. Lodging of guests shall be limited to no more than fourteen (14) days during any one stay.
- J. The Board of Zoning Appeals may also attach other conditions on the use of the structure or site, which will be necessary to carry out the intent of the Zoning Ordinance.
- K. No more than two (2) paid staff members/employees are permitted for Residential Transient Rental Units.
- L. No more than eight (8) guests per night are allowed at any Residential Transient Rental Unit.

SECTION 2. That the following language be added to Article IV, Section 1. FAR - Forestry-Agricultural, Residential District. 3. Special Exceptions (a) Uses Permitted:

(4) Short Term Rental Units subject to the provisions of Article III, Section 15. of this Ordinance.

SECTION 3. That the following language be added to Article IV, Section 2. R-1 (Residential District (Single Family), 3. Special Exceptions (a) Uses Permitted:

(5) Short Term Rental Units subject to the provisions of Article III, Section 15. of this Ordinance.

SECTION 4. That the following language be added to Article IV, Section 3. R-2 (Residential District (Medium), 3. Special Exceptions (a) Uses Permitted:

(6) Short Term Rental Units subject to the provisions of Article III, Section 15. of this Ordinance.

SECTION 5. That the following language be added to Article IV, Section 4. R-3 (Residential Mobile Home District, 3. Special Exceptions (a) Uses Permitted:

(6) Short Term Rental Units subject to the provisions of Article III, Section 15. of this Ordinance.



SECTION 6. That the following language be added to Article IX. Definitions:

Residential Transient Rental Unit – A lodging establishment, located within a residential zoning district in which dwellings (or portions thereof), or dwelling units are rented for periods of less than 14 consecutive days. This term shall include what are commonly referred to as “Bed and Breakfasts,” “Short Term Vacation Rentals,” and “Air BNBs.”

SECTION 7. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its passage after second and final reading, this ordinance shall take effect from and after its passage, the welfare of the Town requiring it.

May 14, 2024
Passed First Reading

June 11, 2024
Passed Second Reading


Stephanie Chapman – Washam, Mayor

Charity Parimore, Town Recorder