

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 115

AN ORDINANCE to provide for review by the Municipal Planning Commission of plans, elevations, specifications, and other information regarding structures for which a building permit is required to determine if said structure, when built, will cause a substantial depreciation in property values.

WHEREAS, it is the desire of the City Council of the City of Lookout Mountain, Georgia, to promote desirable living conditions and the sustained stability of neighborhoods, to protect property against blight and depreciation, to conserve the value of buildings, and to encourage the most appropriate use of land and other buildings and structures throughout the City;

NOW, THEREFORE, be it ordained by the City Council of the City of Lookout Mountain, Georgia, and it is hereby ordained:

Section 1. No building permit for any structure for which a building permit is required shall be issued unless it has been found by the Municipal Planning Commission, by majority vote, that the exterior architectural appeal and functional plan of the proposed structure, when erected, will not be so at variance with or so similar to the exterior architectural appeal and functional plan of structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of the neighborhood.

In making its determination, the Municipal Planning Commission shall examine the building permit application papers and, if the Commission deems it advisable, review the site of the structure or proposed structure.

The provisions of this Ordinance shall not apply to, and the Municipal Planning Commission shall not be required to

examine, applications for a building permit for alterations or repairs not affecting the outward appearance of a structure.


Section 2. Every application for a building permit, except for a permit for alterations or repairs not affecting the outward appearance of a structure, shall be accompanied by plans, elevations, detailed drawings and specifications showing the details of the proposed construction.

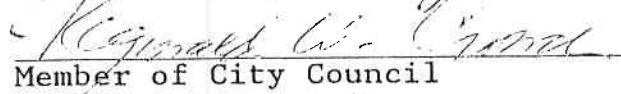
Section 3. In the event that an application for a building permit is refused by the Municipal Planning Commission pursuant to this Ordinance, the applicant may appeal to the City Council to review the decision of the Municipal Planning Commission.

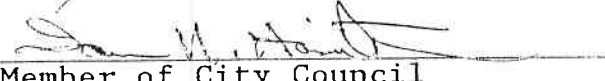
Section 4. This Ordinance shall be effective ten (10) days after its adoption and approval by at least three (3) members of the Council of the City after two (2) readings at least one (1) week apart.

Section 5. If any of the sections, subsections, sentences, clauses or phrases of this Ordinance are for any reason held to be unconstitutional or invalid, the validity of the remaining portions of this Ordinance shall not be affected, since it is the express intent of the Council of the City to pass each section, phrase, paragraph and word separately. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

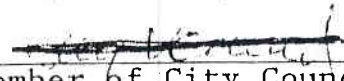
Approved on First Reading on September 19, 1985.

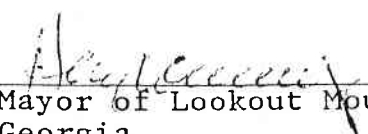
  
Member of City Council

  
Member of City Council

  
Member of City Council

  
Member of City Council

  
Member of City Council

  
Mayor of Lookout Mountain,  
Georgia

*and adopted*  
Approved ~~non~~ Second Reading on October 2, 1985.

*Alvin H. Talbot*  
Member of City Council

*Raymond W. [unclear]*  
Member of City Council

*[unclear] Hobbs*  
Member of City Council

*[unclear] Bentley*  
Member of City Council

*[unclear]*  
Member of City Council

*[unclear]*  
Mayor of Lookout Mountain,  
Georgia

ATTEST:

*[unclear]*  
City Clerk of Lookout Mountain,  
Georgia

(SEAL)