

CITY OF LOOKOUT MOUNTAIN, GEORGIA

ORDINANCE NO. 192

AN ORDINANCE

To amend Ordinance No. 25 prescribing a zoning plan for the territory within the corporate limits of the City of Lookout Mountain and to add thereto a Single Family/Business Conference District, to delineate the initial boundaries of said district, to set forth the uses permitted in said district, and for other purposes.

WHEREAS, the Council of the City of Lookout Mountain, Georgia, has determined that the creation of an additional district within the City in which business and educational meetings, business and educational retreats, social gatherings and catering will be allowed is desirable, is in the best interest of the City, and will promote the prosperity and general welfare of the City; and

WHEREAS, the land identified below is appropriate for said uses and will constitute the initial boundaries of the new district, it being understood that additional land may be added to said district pursuant to amendment of the City's zoning ordinance initiated pursuant to the provisions of that ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Lookout Mountain, Georgia, and IT IS HEREBY ORDAINED:

Section 1. Article III, Section 10-2, on page 7 of Ordinance No. 25 is amended by deleting the first seven lines of said section (excluding the heading of the section) and substituting in lieu thereof the following:

For the purposes enumerated in this chapter, the City is hereby divided into six districts. The use, height, area, etc., regulations are uniform within each district, and such districts shall be known as:

Single Family District

Tourist Oriented Commercial District

Community Convenience Commercial District

Multiple Family Dwelling District

Single Family/Church-Related District

Single Family/Business Conference District

Section 2. Section 10-2 of Ordinance No. 25, as heretofore amended, is further amended by the addition thereto of a new paragraph (F), setting forth the boundaries of the Single Family/Business Conference District, as follows:

(F) Single Family/Business Conference District.

In addition, a tract of land lying North of Rock City Gardens on Lookout Mountain in Walker County, Georgia, beginning at a point in the East line of Patten Road, said point being North 16 degrees 11 minutes East, a distance of 153.2 feet from Northwest corner of Rock City Gardens; thence along a line parallel to and 150 feet from the North property line of Rock City Gardens South 88 degrees 03 minutes East a distance of 320 feet more or less, to a point in the original Grandview Estate line; thence along the Grandview Estate line as follows: North 19 degrees 42 minutes East a distance of 15 feet, more or less, to a point in the bluff; thence in a Westwardly, Northwardly and Northwestwardly direction along the sinuosities of the Mountain a distance of 400 feet to a cross on a rock. This being the Northeast corner of the original Grandview Estate tract; thence along the original line of Grandview Estate tract South 87 degrees 30 minutes West a distance of 143 feet, more or less, to a point in the South line of the Ochs Highway; thence along the South line of Ochs Highway in a Westwardly direction a distance of 285 feet, more or less, to a point; thence leaving Ochs Highway South 32 degrees 14 minutes West a distance of 55 feet, more or less, to a point in the North line of Patten Road; then in an Easterly and Southerly direction along the line of Patten Road a distance of 360 feet, more or less, to this point of beginning. All as shown on Betts Engineering Co., Inc. Dwg. No. 2691-I-373, dated November 20, 1967.

Section 3. Section 10-2 of Ordinance No. 25 is further amended by deleting from paragraph (A) thereof the property described in new paragraph (F) above.

Section 4. Article IV of Ordinance No. 25 is amended by adding thereto a new Section 10-5.3, setting forth the uses permitted in the Single Family/Business Conference District, as follows:

Section 10-5.3--Single Family/Business Conference District.

(A) Uses Permitted:

- (1) All uses permitted in the Single Family District.
- (2) Business and educational meetings.
- (3) Business and educational retreats.
- (4) Social gatherings.
- (5) Catering.

Section 5. The Single Family/Business Conference District and all structures contained therein and uses made thereof shall be subject to the same Height and Area Regulations as those provided for the Single Family District (set forth in Section 10-7 of Ordinance No. 25, as amended), as amended or supplemented by Section 10-10.1 of Ordinance No. 25.

Section 6. Severability. 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.

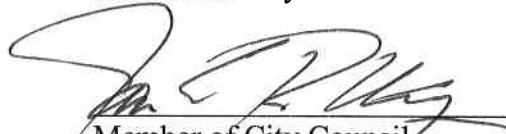
Section 7. Part of Code of Ordinances. It is the intention of the Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Lookout Mountain, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 8. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 9. Effective Date. This Ordinance shall be effective ten (10) days after its adoption by at least three (3) members of the Council of the City after two (2) readings at least one (1) week apart.

APPROVED ON FIRST READING ON September 16, 1999.


Member of City Council


Member of City Council


Member of City Council


Member of City Council

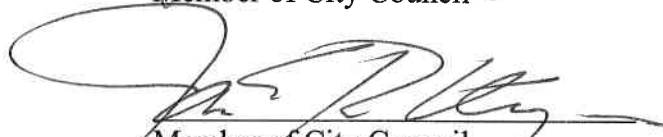
Member of City Council


Mayor of Lookout Mountain, Georgia

APPROVED AND ADOPTED ON SECOND READING ON October 21, 1999.



Member of City Council


Member of City Council

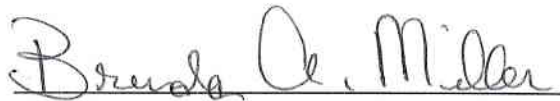

Member of City Council


Member of City Council

Member of City Council


Mayor of Lookout Mountain, Georgia

ATTEST:


City Clerk

