

November 23, 1981

To Residents of the City of Ridgeside:

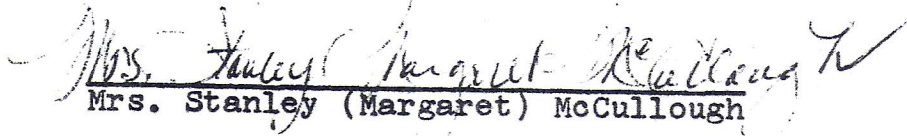
Several residents of the City of Ridgeside have asked recently about possible restrictions on additions to existing structures, the size of open spaces surrounding buildings, and other matters contained in the city charter and ordinances. Your commissioners have decided, therefore, to distribute relevant portions of the building code to all residents in order to clarify what appear to be some misunderstandings of procedures to be followed in obtaining permits and a variety of matters involving restrictions on use of property.

Should any resident have questions not answered by these excerpted portions contained herein, the entire charter and building code may be examined by request. The commissioners will be glad to confer with any resident who has questions relating to these matters.

The Board of Commissioners, City of Ridgeside

(Signed)


Mr. Cooper Dyer, Chairman


Mrs. Stanley (Margaret) McCullough


Mr. James Hammond

EXCERPTS OF SECTIONS OF THE BUILDING CODE

CITY OF RIDGESIDE

(Dating from 1937, last amended in 1965)

SECTION 1.

(1) No building shall be erected, constructed or structurally altered for use or occupancy as a duplex, apartment, store, filling station, or other commercial building. No building shall be erected, constructed or structurally altered for any purpose other than a single family dwelling. No building or premises shall be used for any other than residential purposes.

(2) No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed by this ordinance, nor shall the density of population be increased except with the formula of area regulations hereby established for the City of Ridgeside.

SECTION 2. AREA REGULATIONS. (A partial listing)

Rear Yard: There shall be a rear yard not less than twenty-five (25) feet in depth. Rear yard shall mean a yard unoccupied, except by an accessory building, as herein provided, extending across the full width of the lot between the rear line of the building and the rear lot line.

Side Yard: There shall be a side yard on each side of a building of not less than five (5) feet in width. Side yard under such conditions shall mean a yard between the building and the side line of the lot and extending from the street line to the rear yard.

Lot Area Per Family: Every building hereafter erected or structurally altered shall provide a lot area of not less than forty-two hundred (4200) square feet per family.

SECTION 3. BUILDING REGULATIONS. (These regulations should be examined by anyone planning to undertake construction in the City of Ridgeside.)

SECTION 4. Any person or persons who may desire to erect or structurally alter a building within the limits of this municipality shall first submit plans, accompanied by a written application, to the Chairman of the Board of Commissioners. If the plans as submitted conform with the minimum requirements hereinabove set forth, a permit shall be issued. In event the building in the course of construction or as finally constructed does not conform with the plans as submitted, the permit issued upon such application shall be void and of no effect.

SECTION 6. Any person, firm or corporation who violates, omits, neglects, or refuses to comply with or resists the enforcement of any of the provisions of this ordinance shall be fined not less than \$50.00 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

(Date of distribution: November 23, 1981.)

ADJOURNED MEETING, BOARD OF COMMISSIONERS, CITY OF RIDGESIDE, TENNESSEE,
FRIDAY, AUGUST 6, 1965.

At an adjourned meeting of the City of Commissioners, City of Ridgeside, Tennessee, called at 4:30 PM, Friday, August 6, 1965, at the Hamilton National Bank, minutes of the meeting of July 29, 1965, were read and approved.

Commissioner James R. Leal introduced and read aloud Amendment to the Building Regulation Ordinance, City of Ridgeside - Single Family Dwellings Only, as follows:

"BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF RIDGESIDE, HAMILTON COUNTY, TENNESSEE: That the ordinance prescribing building regulations in the City of Ridgeside adopted April 23, 1937, as amended, be and the same hereby is further amended as follows, to-wit:

SECTION I. Paragraph (1) of Section 1 of said ordinance is amended to read as follows:

'(1) No building shall be erected, constructed or structurally altered for use or occupancy as a duplex, apartment, store, filling station, or other commercial building. No building shall be erected, constructed or structurally altered for use or occupancy for any purpose other than a single family dwelling. No building or premises shall be used for any other than residential purposes.'

SECTION 2. The last sentence of Section 2 of said ordinance reading as follows:

'In case of the erection of an apartment house, the area per family shall be reduced to 50%'

be and the same hereby is deleted from said ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after its passage, the public welfare requiring it."

Commissioner James R. Leal moved adoption on third and final reading of the foregoing Amendment to the Building Regulation Ordinance, which was seconded by Commissioner John G. Kain. Upon roll call vote the following Commissioners

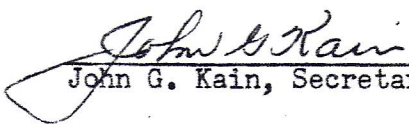
voted in favor of adoption of the amendment:

James R. Leal
John G. Kain
William L. Eubank

Thereupon, the Chairman declared the said Amendment to Building Regulation Ordinance passed and amendment adopted on third and final readings.

There being no further business, the meeting adjourned.

Respectfully submitted,


John G. Kain, Secretary.