

ORDINANCE 25-25

AN ORDINANCE AMENDING CHAPTER 12 OF THE SPRINGFIELD ZONING ORDINANCE PERTAINING TO NONCONFORMING USES

Whereas, the City of Springfield desires to ensure that its Zoning Ordinance is consistent with applicable provisions of Tennessee state law, including T.C.A. § 13-7-208; and

Whereas, the City also seeks to clarify the regulations concerning the reconstruction and discontinuance of nonconforming uses and structures within the city; and

Whereas, the Springfield Planning Commission has reviewed and recommended approval of this amendment; and

Whereas, the Board of Mayor and Aldermen finds that this amendment promotes the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of Springfield, Tennessee that the Zoning Ordinance is amended as follows:


Section 1. Section 11-1201 of the Springfield Zoning Ordinance, entitled “Nonconforming Uses,” is hereby amended by revising subsection (E), “Damage or Destruction,” and subsection (F), “Discontinuance,” to read as set forth in *Exhibit A*, attached hereto and incorporated herein by reference.

Section 2. All ordinances, resolutions and policies in conflict herewith are hereby rescinded to the extent of the conflict only.

Passed 1st reading: August 18, 2025

Passed 2nd reading: September 16, 2025


Buzzy Poole, Mayor

Attest:

April Sanford, City Recorder

ORDINANCE 25-25
EXHIBIT A

11-1201 Nonconforming Uses

E. Damage or Destruction

If an existing nonconforming structure, other than for a multifamily residential use, is torn down, damaged, or destroyed, by any means, then a new structure permitted in the applicable zoning district may be reconstructed, provided the following is met:

- A. There is a reasonable amount of space on the property so as to avoid nuisances to adjacent landowners. Any reconstruction or redevelopment must conform to all other applicable standards of this Ordinance; and
- B. The type, size, and intensity of the proposed reconstruction, such as the size of the site and the location of the nonconformity upon it, will be adequate with respect to minimizing any negative impacts on adjoining lots.

New principal building for a nonconforming multifamily residential use may be reconstructed only in the event of damage, whether partial or complete, by involuntary fire or wind damage or other natural disaster, pursuant to T.C.A. § 13-7-208.

F. Discontinuance

- A. When a nonconforming use is discontinued or abandoned for a period of 30 months, as specified by T.C.A. § 13-7-208, the use shall not thereafter be re-established or resumed. Any subsequent use or occupancy of such property or structure shall comply with the regulations of the zoning district in which such land or structure is located.
- B. Operation only of an accessory use to the principal nonconforming use during the 30-month period shall not constitute continuation of the principal nonconforming use.
- C. Nonconforming mobile homes on individual lots in any zone, except in the MH-2 District, Mobile Home Parks, shall not be replaced if removed or destroyed.

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