

STATE OF TENNESSEE :  
COUNTY OF CARROLL :  
TOWN OF HUNTINGDON :

**ORDINANCE NO. 647**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF HUNTINGDON TO REVISE PROVISIONS GOVERNING SINGLE-FAMILY RESIDENTIAL USES ALLOWED IN B-3 (CENTRAL BUSINESS) DISTRICTS.**

**WHEREAS**, certain revisions to the Huntingdon Zoning Ordinance are believed to be necessary and in the public interest; and

**WHEREAS**, the Huntingdon Municipal/Regional Planning Commission has reviewed and recommended these revisions; and

**WHEREAS**, the Mayor and Town Council of the Town of Huntingdon has given due public notice of hearings on said amendments and has held public hearings in accordance with Section 13-7-203 of the Tennessee Code Annotated; and

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Town Council of the Town of Huntingdon, Tennessee that the Huntingdon Municipal Zoning Ordinance be amended as follows:

**SECTION 1.** That the text of the Huntingdon Municipal Zoning Ordinance be amended by deleting the wording of Section 14-805 (Uses Permitted on Appeal).A (Single-family residential uses provided all of the following conditions are met).(2) which reads:

Single-family residential uses shall not be located on any ground floor, ground floor being defined as the principal floor with store frontage or not a street or floors below any floor fronting a street.

And replacing it as follows:

Single-family residential uses provided:

- (a) They must be non-store front dwelling units which are located either on floors other than the ground floor, or on the ground floor but in a portion of the building separated from the store front.
- (b) Such units must have ingress/egress which is separate from that of the store front. All store fronts associated with non-store front dwelling units must be used for commercial purposes and may not be converted to dwelling units.
- (c) When residential units are located on the ground floor, the commercial store-front portion of ground floor must be at least 50% of the total area of the ground floor.

**SECTION 2.** That the text of the Huntingdon Municipal Zoning Ordinance be amended by deleting the wording of Section 14-805 (Uses Permitted on Appeal).A (Single-family residential uses provided all of the following conditions are met).(6) which reads:

A minimum of 1,000 square feet of upper level floor space is required for single-family residential use.

And replacing it as follows:

A minimum of 900 square feet of floor space is required for single-family residential use.

**BE IT FURTHER ORDAINED** by said Council that, pursuant to section 2.08(a) of the town's charter, this ordinance shall be in full force and effect from and after the twentieth day subsequent to its final passage and approval, the welfare of the town requiring it

**BE IF FURTHER ORDAINED** by said Council that, pursuant to section 2.08(d) of the town's charter, a summary of this ordinance shall be published one time in a local newspaper of general circulation in the town within ten days of its final passage and approval, the welfare of the town requiring it.

PASSED ON FIRST READING: November 25, 2025

PUBLIC HEARING HELD: December 16, 2025

PASSED ON SECOND AND FINAL READING: December 16, 2025

APPROVED:

ATTESTED:

Chad Edwards  
Mayor

Kim Carter  
Town Recorder

REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT:

Robert T. Keeton, III  
Town Attorney