

## **FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT**

**NAME OF PROJECT:** Zoning Ordinance Text Amendment

**PROJECT DESCRIPTION:** Ordinance 2012-27, a text amendment to permit Government Facilities to store materials and equipment outdoors

**APPLICANT:** Catherine Powers, Planning and Sustainability Director

**PROJECT STAFF:** Micah Wood

**RECOMMENDATION:** Favorable recommendation of the Zoning Text Amendment

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### **BACKGROUND:**

This Zoning Ordinance Text Amendment is proposed by the City Staff in effort to permit Government Facilities to store equipment and materials outside. Currently, the Accessory Use standards in Chapter 4 require that outdoor storage be fully covered and screened. Since Government Facilities are not specially exempted, this standard applies to City, County, and State facilities within the City of Franklin. Since the material or equipment that would be stored outside is part of essential government services, staff believes that Government Facilities should be exempted from the requirement to cover the outdoor storage, but that it should still be required to be fully screened according to the standards within the *Franklin Zoning Ordinance (FZO)*.

### **STAFF RECOMMENDATION TO FMPC:**

Favorable recommendation onto BOMA

### **FUTURE ACTION/INFORMATION REQUIRED:**

This Zoning Ordinance Text Amendment requires a recommendation by the FMPC and three readings, plus a Public Hearing by the BOMA

ORDINANCE 2012-27

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 4 SECTION 4.1 OF THE CITY OF FRANKLIN ZONING ORDINANCE TO PERMIT OUTDOOR STORAGE AT GOVERNMENT FACILITIES."

Whereas, the *Franklin Zoning Ordinance* limits outdoor storage; and

Whereas, governmental facilities have need to store equipment and materials outdoors; and

Whereas, this storage is for the function of public services; and

Whereas, this ordinance proposes to permit government facilities to store materials and equipment outdoors, so long as it is fully screened according to the requirements of the *Franklin Zoning Ordinance*.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF FRANKLIN, TENNESSEE, AS FOLLOWS:

**SECTION I.** That Chapter 4, Section 4.1.6 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; and is approved to read as follows:

4.1.6 Additional Standards for Certain Accessory Uses

...  
(7) Outdoor Sales/Storage Areas

Except where exempted by Subsection 4.1.6(7)(a), storage shall be located inside a building and shall comply with the following standards:

(a) Exemptions

(i) The following forms of outdoor storage ~~shall be~~ located outside of a building, ~~and~~ are not required to be fully covered or screened:

(i) A.) Outdoor sales areas pursuant to Subsection 4.1.6(7)(f);

(ii) B.) Vehicles or farm equipment for sale or lease; and

(iii) C.) The storage of live vegetation provided the location and extent of the area used for such storage is indicated on the Site Plan.

(ii) **The following form of outdoor storage located outside of a building is not required to be fully covered, but shall be fully screened:**

**A.) Storage of equipment or material related to Local, State, or Federal government facilities.**

**SECTION II.** BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE:**

By: \_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator/Recorder

By: \_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

PLANNING COMMISSION RECOMMENDED: \_\_\_\_\_

PASSED FIRST READING: \_\_\_\_\_

PASSED SECOND READING: \_\_\_\_\_

PUBLIC HEARING HELD: \_\_\_\_\_

PASSED THIRD READING: \_\_\_\_\_