



HISTORIC
FRANKLIN
TENNESSEE

ITEM #17
WRKS
08/13/13

MEMORANDUM

August 2, 2013

TO: Board of Mayor and Aldermen

FROM: Eric Stuckey, City Administrator *Eric*
Vernon Gerth, Assistant City Administrator for Community and Economic Development
Catherine Powers, Planning and Sustainability Director
Brad Baumgartner, Planning Assistant

SUBJECT: Ordinance 2013-39, Zoning Text Amendment to amend Chapter 5, Section 5.3.5 relating to garage doors on side- and rear-loaded garages, of the *Zoning Ordinance*

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding a proposed amendment to Chapter 5, Section 5.3.5 relating to garage doors on side- and rear-loaded garages, of the *Zoning Ordinance*.

Background

Please see attached FMPC Report for the Background on this project.

This text amendment was recommended unanimously (7-0) by the Planning Commission at the July 25, 2013 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2013-39

TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 5.3.5 (2)."

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

SECTION I. That Chapter 5, Section 5. 3.5 (2), of the 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:

(c) Primary Entrance Orientation

- (i) Detached residential development shall be oriented so that the primary entrance faces the street or an open space, such as a square.
- (ii) In the case of corner lots, the primary entrance shall face the street from which the structure derives its street address.
- (iii) Alternative orientations may be considered by the Department of Planning and Sustainability in cases where such alternative orientations are consistent with existing adjacent development.

(d) Garage Standards

Attached and detached garages and carports shall incorporate exterior materials, design features, and roof forms compatible with the building they serve, and shall comply with the following standards:

(i) Garage Dimensions

- A.) Individual **street facing** garage doors ~~intended for vehicles located on the front, side or corner façade~~ shall be a maximum of nine (9) feet in width. **Garages that are not street facing may have garage doors up to 18 feet in width, but in no case may a 2-car garage door be less than 16 feet in width.**
- B.) The inside dimensions of garages constructed after the effective date of this ordinance shall be at least 10 feet wide by 20 feet deep per vehicle.

(ii) Street-Facing Garages

- A.) Any street-facing garage shall include a minimum of at least three architectural features ~~on the side including the garage door(s)~~. Examples of such features include, but are not limited to, the following:
 1. Carriage house garage doors as depicted in Figure 5-20 (counts as two architectural features);
 2. Garage detached from principal dwelling and behind the rear facade (counts as two architectural features);
 3. Garage doors painted to match the main or accent color of the structure;
 4. Ornamental light fixtures flanking the doors;

5. Arbor or trellis flanking garage doors;
6. Columns flanking doors;
7. Portico treatment;
8. Windows (equal to quantity of vehicle spaces within garage);
9. Dormers;
10. Overhangs over garage doors;
11. Eaves with exposed rafters and/or with a minimum six-inch projection from the façade plane;
12. Roof line changes;
13. Decorative gable vent covers; or
14. Dentil or other molding.

Figure 5-20: Street-facing garages that include a variety of architectural features help the garage blend with the dwelling and reduce garage-dominated views from the street.

- B.) Garages on corner lots visible from ~~the street right-of-way~~ **a street shall have individual doors measuring a maximum of 9 feet in width and** ~~right-of-way~~ shall include architectural details and windows that mimic the features of the living portion of the building they serve.
- C. Street-facing garage and car port façades shall not exceed 50 percent of the total area of the front façade elevation of the dwelling, as measured from the ground level to the eave of the roof. In the case of car ports, the perimeter of the carport facade shall define the area measured, and shall not exceed 50 percent of the front façade elevation.
- D.) When **more than one** multiple garage doors **is utilized** on the same façade, ~~are used~~ a minimum separation of at least two (2) feet shall be provided between each garage door.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
ERIC S. STUCKEY
 City Administrator/Recorder

By: _____
DR. KEN MOORE
 Mayor

PLANNING COMMISSION AMENDED & RECOMMENDED APPROVAL: 7/25/13

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

FRANKLIN MUNICIPAL PLANNING COMMISSION REPORT

NAME OF PROJECT: Zoning Ordinance Text Amendment

PROJECT DESCRIPTION: Ordinance 2013-39, to be entitled: "an Ordinance to amend Chapter 5, Section 5.3.5 (2) of the City of Franklin Zoning Ordinance regulating garage door width for residential detached housing."

APPLICANT: Catherine Powers, Planning and Sustainability Director

PROJECT STAFF: Brad Baumgartner, Planning Assistant

RECOMMENDATION: Favorable Recommendation of the BOMA

BACKGROUND:

This Zoning Text Amendment is proposed by the City Staff to revise requirements related to the width of garage doors on detached dwelling units.

The revision will retain the requirement for maximum nine (9) foot doors with two (2) foot separation on front-entry and street-facing garages but allow for a maximum eighteen (18) foot door on side entry and rear-loaded garages not facing the street.

All of the required architectural features for street-facing garages remain in place.

This revision was requested by design professionals who expressed concern that 9 foot doors on side and alley-loading residences made entry and exist of the garage difficult.

Staff agrees that 9 foot doors are not necessary on side and rear-loaded garages, and this provision has resulted in requests for Modification of Standards (M.O.S.) on at least two projects recently.

STAFF RECOMMENDATION TO FMPC:

Favorable recommendation onto the BOMA