

**ORDINANCE 2013-05**

ORDINANCE 2013-05, TO BE ENTITLED: "AN ORDINANCE TO REVISE THE PARKING REQUIREMENTS FOR ATTACHED DWELLINGS IN TABLE 5-9, MINIMUM OFF-STREET PARKING STANDARDS 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 Table 5-9, Minimum Off-Street Parking Standards, of the City of Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, to delete the following text noted with a ~~strike through~~, and is approved to read as follows:

<b>TABLE 5-9: MINIMUM OFF-STREET PARKING STANDARDS [1] [2] [3] [4] [6]</b>				
<b>Use Type</b>	<b>Traditional Areas</b>		<b>Conventional Areas</b>	
	<b>Min. # Spaces / 1,000 sq. ft.</b>	<b>Additional Requirements</b>	<b>Min. # Spaces / 1,000 sq. ft.</b>	<b>Additional Requirements</b>
<i>Agricultural Uses</i>				
Agricultural Use	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
<i>Residential Uses</i>				
Attached Dwelling	---	<ul style="list-style-type: none"> <li>▪ <b>0-1 BR: 1.50</b></li> <li>▪ <b>2 BR: 2.50</b></li> <li>▪ <b>3+ BR: 3.00</b></li> <li>▪ <del>2/first bedroom</del></li> <li>▪ 0.50 space/each additional bedroom</li> </ul>	---	<ul style="list-style-type: none"> <li>▪ <b>0-1 BR: 1.50</b></li> <li>▪ <b>2 BR: 2.50</b></li> <li>▪ <b>3+ BR: 3.00</b></li> <li>▪ <del>2/first bedroom</del></li> <li>▪ 0.50 space/each additional bedroom</li> </ul>
Detached Dwelling	---	<ul style="list-style-type: none"> <li>▪ 2/unit</li> </ul>	---	<ul style="list-style-type: none"> <li>▪ 2/unit</li> </ul>
Elderly Housing	---	<ul style="list-style-type: none"> <li>▪ 1.50/housing unit</li> </ul>	---	<ul style="list-style-type: none"> <li>▪ 1.50/housing unit</li> </ul>
Group Home	---	Subsection 5.9.4(4)	---	Subsection 5.9.4(4)
Retirement Center	4	<ul style="list-style-type: none"> <li>▪ 1/emp</li> </ul>	4	<ul style="list-style-type: none"> <li>▪ 1/emp</li> </ul>
Temporary Care Facility	---	<ul style="list-style-type: none"> <li>▪ 0.25/patient</li> <li>▪ 1/emp</li> </ul>	---	<ul style="list-style-type: none"> <li>▪ 0.25/patient</li> <li>▪ 1/emp</li> </ul>
...	...	...	...	...

**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 APPROVAL:

5/23/13

PASSED FIRST READING:

6/11/13

PASSED SECOND READING:

7/23/13

PUBLIC HEARING HELD:

7/23/13

PASSED THIRD READING:

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HISTORIC  
FRANKLIN  
TENNESSEE

ITEM #5  
WRKS 06/11/13

## MEMORANDUM

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June 11, 2013

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2013-05, Zoning Text Amendment to amend Chapter 5, Table 5-9 of the Zoning Ordinance

### **Purpose**

The purpose of this memorandum is to provide the Board of Mayor and Aldermen with information regarding an amendment to Chapter 5, Table 5-9 of the *Zoning Ordinance* to revise parking standards for attached dwellings.

### **Background**

City staff held discussions with the development community through the Design Professionals and Developers Group and looked at the frequency of Modification of Standards requests and approvals for attached residential developments. Staff studied off-street parking requirements in other communities, performed a local parking study, interviewed apartment complex managers, and looked at attached housing trends.

Franklin currently bases parking requirements on number of bedrooms, which continues to be the recommended approach for quantifying actual parking demand. The change denoted in the text amendment reduces the number of spaces required for a one-bedroom attached unit from 2 to 1.5 and caps the per unit requirement at 3 spaces.

This text amendment was recommended unanimously (7-0) by the Planning Commission at the May 23, 2013 FMPC meeting.

### **Financial Impact**

Not applicable to this item.

### **Options**

Not applicable to this item.

### **Recommendation**

Approval of the text amendment is recommended.