

**ORDINANCE 2013-46**

**TO BE ENTITLED: "AN ORDINANCE TO REMOVE BASE ZONING DISTRICTS: RX, MN, ML, MX; AND TO CREATE FIVE NEW BASE ZONING DISTRICTS: SD-R, SD-X, RM-10, RM-15, RM-20.**

**WHEREAS**, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhood development; and

**WHEREAS**, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of project; and

**WHEREAS**, in 2008 the City of Franklin, Tennessee commissioned a new zoning ordinance including the RX zoning district; and

**WHEREAS**, the RX zoning district has no density attached to the rezoning and no maximum density; and

**WHEREAS**, the RX zoning district has become a catch-all zoning district and not primarily used for special/unique projects; and

**WHEREAS**, the RX and mixed use districts (MN, ML, and MX) are the only districts that allow for attached residential; and

**WHEREAS**, the mixed use districts (MN, ML, and MX) in their current state were not being utilized; and

**WHEREAS**, the need for the City of Franklin to implement by right attached residential districts (RM-10, RM-15, RM-20) to better manage the growth of the City of Franklin; and

**WHEREAS**, with the proposed SD-R zone would still allow for unique residential development but would have the maximum density attached to the zone; and

**WHEREAS**, with the proposed SD-X zone would be a more practical zone for mixed use developments than the current mixed use districts (MN, ML, and MX); and

**WHEREAS**, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified.

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

**SECTION I.** That Chapter 2, Section 2.4.2 (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:

## 2.4.2 Planned Unit Developments (PUD)

### (3) Minimum Project Size

- (a) An applicant may choose to initiate a PUD application for a project of any size.
- (b) A PUD application shall be required for projects meeting any one of these criteria:
  - (i) The applicant intends to request a modification of standards with the concept plan or regulating plan application;
  - (ii) Zoned as an ~~RX~~, SD-R, SD-X, or CI, MN, ML, or MX District;
  - (iii) Proposed to use the TOD development standards of Subsection 5.3.10; or
  - (iv) ~~Projects containing any three of these criteria: If any corresponding triggers are met or exceeded~~

**A. Detached Residential or a Combination of Attached and Detached Residential projects containing the following criteria:**

- 50 or more contiguous acres
- 150 or more units

**B. Attached Residential or Mixed Use projects containing any three of the following criteria:**

- 15 or more contiguous acres
- 200 or more units
- 5 or more principal buildings
- located at the intersection of 2 arterials or an arterial and a collector

**C. Nonresidential or Mixed Use projects containing any three of the following criteria:**

- 15 or more contiguous acres
- 200,000 square feet or more of gross nonresidential building square footage
- 5 or more principal buildings
- located at the intersection of 2 arterials or an arterial and a collector

**D. Detached Residential or Mixed Use projects containing any three of the following criteria:**

- 15 or more contiguous acres
- 200,000 square feet or more of gross nonresidential building square footage
- 100 or more units
- located at the intersection of 2 arterials or an arterial and a collector

- ~~A.) — 20 or more contiguous acres;~~
- ~~B.) — 40 or more dwelling units;~~
- ~~C.) — Attached dwellings;~~
- ~~D.) — 200,000 square feet or more of gross nonresidential building square footage;~~
- ~~E.) — Civic and institutional uses that require or comprise two or more contiguous acres;~~

(11) Amendments or Revisions to an Approved PUD Development Plan, Concept Plan or PUD Regulating Plan.

(a) Franklin Municipal Planning Commission and BOMA Review

The items below, in each case, are considered deviations from a Development Plan or Concept Plan of record and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in Subsection 2.4.2(6), above. These items relate to the overall entitlements for a development. These items are:

- ~~(i) Overall entitlements for the development are increased by more than 10%, i.e. the total number of dwelling units or amount of non-residential square footage is increased by more than 10%.~~
- ~~(ii) (i) The total gross amount of open space is decreased by more than 10%. However, all plans shall provide, at a minimum, the amount of open space required by the Franklin Zoning Ordinance.~~
- ~~(iii) (ii) The number of external access points, the street network, or streets identified in the Major Thoroughfare Plan are substantially changed and impacts the project, as approved.~~
- ~~(iv) (iii) The revised plan must be submitted if there is a change to a BOMA condition that impacts the physical character of the development. For Example, a change to a specific condition regarding placement/materials of an aspect of the construction. If the condition does not address a construction related condition for example a condition for monetary set-aside, only the request need be considered.~~
- ~~(v) (iv) Any revision that requires a Modification of Standards or that requires a change to a Modification of Standards previously approved for the development. However, Design Modifications, as described in Section 5.3.11 of the Franklin Zoning Ordinance, may be granted by the FMPC as part of the Development Plan or Site Plan review process.~~

**SECTION II.** That Chapter 3, Section 3.2.1, 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:

TABLE 3-1: BASE DISTRICTS	
Abbreviation	District Name
AG	Agricultural District
ER	Estate Residential District
R-1	<del>Low Detached Residential 1 District</del>
R-2	<del>Medium Detached Residential 2 District</del>
R-3	<del>High Detached Residential 3 District</del>
R-6	<del>Historic Core Detached Residential 6 District</del>
RX	Residential Variety District
<b>SD-R</b>	<b>Specific Development - Residential District</b>
<b>SD-X</b>	<b>Specific Development – Variety District</b>
<b>RM-10</b>	<b>Attached 10 Residential District</b>
<b>RM-15</b>	<b>Attached 15 Residential District</b>
<b>RM-20</b>	<b>Attached 20 Residential District</b>
OR	Office Residential District
GO	General Office District
NC	Neighborhood Commercial District
CC	Central Commercial District
GC	General Commercial District
<del>MN</del>	<del>Neighborhood Mixed-Use District</del>
<del>ML</del>	<del>Local Mixed-Use District</del>
<del>MX</del>	<del>Regional Mixed-Use District</del>

**SECTION III.** That Chapter 3, Section 3.2.2 (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:

3.2.2 District Purpose Statements

- (3) R-1—~~Low Detached Residential 1 District~~  
 The purposes of the **Low Detached Residential 1(R-1)** District, hereinafter referred to as the “R-1 District”, are to:  
 ....
  
- (4) R-2—~~Medium Detached Residential 2 District~~  
 The purposes of the **Medium Detached Residential 2(R-2)** District, hereinafter referred to as the “R-2 District”, are to:

....

- (5) **R-3—High Detached Residential 3 District**  
The purposes of the **High Detached Residential 3 (R-3) District**, hereinafter referred to as the “R-3 District”, are to:

....

- (6) **R-6—~~Historic Core~~ Detached Residential 6 District**  
The purposes of the **~~Historic Core~~ Detached Residential 6 (R-6) District**, hereinafter referred to as the “R-6 District”, are to:

....

- (7) **~~RX—Residential Variety~~ SD-R—Specific Development - Residential District**  
The purposes of the **~~Residential Variety (RX)~~ Specific Development - Residential (SD-R) District**, hereinafter referred to as the “**~~RX~~ SD-R District**”, are to:

- (a) ~~Provide for both detached and attached residential dwellings~~ **Allow for unique development projects that cannot be accommodated by any other zoning district;**
- (b) ~~Provide for a variety of housing options and densities within the city~~ **Provide for a variety of densities and housing types, including detached and attached residential dwellings;**

....

- (8) **SD-X Specific Development – Mixed Use District**  
The purposes of the **Specific Development – Mixed Use District (SD-X) District**, hereinafter referred to as the **SD-X District**, are to:
- (a) **Allow for unique development projects that cannot be accommodated by any other zoning district;**
- (b) **Provide appropriate areas for and facilitate quality mixed-use development that is consistent with the Land Use Plan;**
- (c) **Provide for a variety of densities and housing types, including detached and attached residential dwellings;**
- (d) **Provide for compact development to protect open space;**
- (e) **Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods and**
- (f) **Protect environmentally sensitive areas, such as floodplains and steep slopes.**

- (9) **RM-10– Attached Residential 10 District**  
The purpose of the **Attached 10 Residential District (RM-10)** hereinafter referred to as the **RM-10 district**, are to:

- (a) Provide for attached housing;
- (b) Protect environmentally sensitive areas, such as floodplains and steep slopes;
- (c) Provide for compact development to protect open spaces; and
- (d) Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods

(10) RM-15 –Attached Residential 15 District

The purpose of the Attached 15 Residential District (RM-15) hereinafter referred to as the RM-15 district, are to:

- (a) Provide for attached housing;
- (b) Protect environmentally sensitive areas, such as floodplains and steep slopes;
- (c) Provide for compact development to protect open spaces; and
- (d) Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods

(11) RM-20– Attached Residential 20 District

The purpose of the Attached 20 Residential District (RM-20) hereinafter referred to as the RM-20 district, are to:

- (a) Provide for attached housing;
- (b) Protect environmentally sensitive areas, such as floodplains and steep slopes;
- (c) Provide for compact development to protect open spaces; and
- (d) Provide conditions and standards to help ensure the compatibility of new development with surrounding neighborhoods

~~(13) Mixed-Use Districts~~

~~(a) The general purposes of the MN, ML, and MX Districts are to:~~

- ~~(i) Provide appropriate areas for and facilitate quality mixed-use development that is consistent with the land use plan;~~
- ~~(ii) Group and link places used for living, working, shopping, educating, and recreating, thereby reducing vehicle trips, relieving traffic congestion, and improving the overall quality of life in the city;~~
- ~~(iii) Provide a variety of residential housing types and densities to assure activity in the district, support a mix of uses, and enhance the housing choices of city residents; and~~
- ~~(iv) Integrate new mixed-use development with its surroundings by encouraging connections for pedestrians and vehicles and by assuring sensitive, compatible use, scale, and operational transitions to neighboring uses.~~

~~(b) In order to achieve the purposes and recommendations found in the land use plan, each of the three mixed-use districts has specific purposes, as follows:~~

- ~~(i) MN—Neighborhood Mixed-Use District~~

The Neighborhood Mixed-Use District, hereinafter referred to as the MN District, is intended to accommodate neighborhood uses that will serve the surrounding residents and neighborhoods with convenience retail and services, and to contain residential uses inside the MN District. The MN District is intended to accommodate some automotive-oriented uses, but an emphasis shall be placed on the pedestrian and walkability.

(ii) — ML — Local Mixed-Use District

The Local Mixed-Use District, hereinafter referred to as the “ML District”, is intended to serve a larger area than the MN District and includes a larger variety of uses, including a range of commercial, office, and residential uses. The ML District is intended to reflect a unified development with integrated uses, rather than as an area designed to serve the surrounding neighborhoods.

(iii) — MX — Regional Mixed-Use District

The Regional Mixed-Use District, hereinafter referred to as the “MX District”, is intended to include the broadest range of uses and serve as a regional activity and employment center. The MX District is designed for both the pedestrian and automobiles. This district is intended to include a mixture of commercial, office, and residential uses, with the possibility of incorporating large-scale commercial and office buildings or buildings with a mixture of uses under one roof.

...

**SECTION IV.** That Chapter 3, Section 3.2.3, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-2: PERMITTED USES																							
Use Types: "P" = Permitted	Base Zoning Districts																				Additional Requirements		
	AG	ER	R-1	R-2	R-3	R-6	RX SD-R	SD-X	RM-10	RM-15	RM-20	OP	GO	NC	CC	GC	MN	ML	MX	LI		HI	GI
<b>AGRICULTURAL USES</b>																							
Agricultural Uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	Sec. 3.2.4 (1)
<b>RESIDENTIAL USES</b>																							
Attached Dwellings							P	P	P	P	P	P			P		P	P	P				
Detached Dwellings	P	P	P	P	P	P	P	P				P			P		P	P	P				
Group Homes							P	P				P						P	P			P	

TABLE 3-2: PERMITTED USES

Use Types "P" = Permitted	Base Zoning Districts																		Additional Require- ments					
	AG	ER	R-1	R-2	R-3	R-6	RX	SD-R	SD-X	RM-10	RM-16	RM-20	GO	NC	CC	GC	MN	ML		MX	LI	HI	CI	
	<b>CIVIC AND INSTITUTIONAL USES</b>																							
Active Park Facilities							P	P										P	P	P	P		P	Sec. 3.2.5 (1) and (2)
Assisted Living Facility							P	P					P			P			P	P			P	Sec. 3.2.5 (1)
Cemeteries																							P	Sec. 3.2.5 (1)
Charitable, Fraternal, or Social Organizations								P					P	P	P	P	P	P	P	P			P	Sec. 3.2.5 (1)
Clinics								P						P	P		P			P	P		P	Sec. 3.2.5 (1)
Correctional Facilities																							P	Sec. 3.2.5 (1)
Day Care Centers								P						P	P	P	P	P	P	P	P		P	Sec. 3.2.5 (1)
Educational Facilities								P						P	P	P		P	P	P	P		P	Sec. 3.2.5 (1)
Essential Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.5 (1)
Hospitals																							P	Sec. 3.2.5 (1)
Nursing/Convalescent Home							P	P								P		P	P				P	Sec. 3.2.5 (1)
Passive Parks and Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.5 (1)
Public Buildings or Uses							P	P						P		P	P	P	P	P	P	P	P	Sec. 3.2.5 (1) and (3)



TABLE 3-2: PERMITTED USES

Use Types "P" = Permitted	Base Zoning Districts																	Additional Require- ments						
	AG	ER	R-1	R-2	R-3	R-6	RX	SD-R	SD-X	RM-10	RM-15	RM-20	CP	GO	NC	CC	GC		MAN	ML	MX	LI	HI	CI
Rehabilitation Centers									P								P			P			P	Sec. 3.2.5 (1) and (4)
Place of Public Assembly							P	P						P			P	P	P	P	P	P	P	Sec. 3.2.5 (1)
<b>OFFICE USES</b>																								
Offices								P					P	P	P	P	P	P	P	P			P	Sec. 3.2.6
<b>COMMERCIAL USES</b>																								
Adult-Oriented Establishments																							P	Sec. 3.2.9
Automotive Body Shops																	P				P	P		Sec. 3.2.7 (1) and (2)
Automotive Fuel Sales								P						P		P	P	P	P	P				Sec. 3.2.7 (1) and (5)
Automotive Service Facilities								P								P		P	P	P	P	P		Sec. 3.2.7 (1) and (2)
Automotive Wash Facilities								P								P		P	P	P				Sec. 3.2.7 (1) and (2)
Bed and Breakfast Establishments	P	P	P	P	P	P	P	P				P			P		P	P	P					Sec. 3.2.7 (1) and (3)
Commercial Kennels	P																				P			Sec. 3.2.7 (1) and (4)

TABLE 3-2. PERMITTED USES

Use Types *P* = Permitted	Base Zoning Districts																			Additional Require- ments					
	AG	ER	R-1	R-2	R-3	R-5	RX	SD-R	SD-X	RM-10	RM-15	RM-20	OP	GO	NC	CC	GC	MIN	MI		MX	LI	HI	CI	
Convenience Stores								P							P		P	P	P	P					Sec. 3.2.7 (1) and (5)
Extended Stay or All-Suite Hotels								P								P	P			P					Sec. 3.2.7 (1) and (6)
Full Service Hotels or Motels								P								P	P		P	P					Sec. 3.2.7 (1) and (7)
Funeral Homes								P									P		P	P	P		P		Sec. 3.2.7 (1) and (8)
Personal Services								P							P	P	P	P	P	P	P				Sec. 3.2.7 (1)
Recreational Facilities (Private)		P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	P	P		P		Sec. 3.2.7 (1) and (9)
Recreational Facilities (Neighborhood)		P	P	P	P	P	P	P	P	P	P	P			P			P	P				P		Sec. 3.2.7 (1) and (9)
Restaurants								P							P	P	P	P	P	P	P				Sec. 3.2.7 (1)
Restaurants, Drive-In/Drive-Through								P									P		P	P	P				Sec. 3.2.7 (1)
Retail and Commercial Uses								P						P	P	P	P	P	P	P	P				Sec. 3.2.7 (1) (10) and (13)

TABLE 3-2. PERMITTED USES

Use Types "P" = Permitted	Base Zoning Districts																	Additional Require- ments									
	AG	ER	R-1	R-2	R-3	R-5	RX	SD-R	SD-X	RM-10	RM-15	RM-20	CB	GO	NC	CC	GC		MIN	ML	MX	LI	HI	CI			
Service Commercial Uses									P						P	P	P	P		P	P					Sec. 3.2.7 (1)	
Telecommunication Towers and Antennas	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.10	
Theaters									P							P	P			P	P					Sec. 3.2.7 (1)	
Vehicle Sales and Rental																	P						P	P		Sec. 3.2.7 (1) and (14)	
Veterinary Facilities (Indoor)	P								P								P			P	P	P	P	P		Sec. 3.2.7 (1) and (11)	
Veterinary Facilities (Neighborhood)									P						P				P	P	P					Sec 3.2.7 (12)	
Veterinary Facilities (Outdoor)	P																P						P	P		Sec. 3.2.7 (1) and (4)	
Wholesale Sales																							P	P		Sec. 3.2.7 (13)	
<b>INDUSTRIAL USES</b>																											
Engine and Motor Repair Facilities																								P	P		Sec. 3.2.8 (1) and (2)
General Warehouses																								P	P		Sec. 3.2.8 (1)
Heavy Industrial Uses																								P			Sec. 3.2.8 (1)

TABLE 3-2: PERMITTED USES

Use Types "P" = Permitted	Base Zoning Districts																				Additional Req uire ment s		
	AG	ER	R-1	R-2	R-3	R-6	RX SD/R	SD-X	RM- 10	RM- 15	RM- 20	GO	NG	CC	GC	MIN	ML	MX	LI	HI		CI	
Industrial Services																				P	P		Sec. 3.2.8 (1)
Light Industrial Uses																		P		P	P		Sec. 3.2.8 (1) and (3)
Self-Storage Facilities																				P	P		Sec. 3.2.8 (1) and (4)
Wrecker Service																					P		Sec. 3.2.7 (1)
<p><b>NOTES:</b></p> <p>[1] Permitted land uses in the SD zone are determined by BOMA during the rezoning process.</p> <p>[2] RM-10 and RM-15 are only allowed in the BCCO-3, BCCO-4, BCCO-5, BCCO-6, BCCO-8, CFCO-1, CFCO-2, CFCO-3, CFCO-4, CFCO-5, CFCO-6, CFCO-7, CFCO-8, CNCO-2, CNCO-4, GCCO-3, GCCO-4A, GCCO-4B, GCCO-5, GCCO-6, MECO-2, MECO-4, MECO-5, MECO-6, MECO-9, MECO-10, SOCO-7, SWCO-1, SWCO-2, SWCO-6, SWCO-7, WHCO-1 Character Areas.</p> <p>[3] RM-20 is only allowed in the MECO-2, MECO-4, MECO-9, and MECO-10 Character Areas.</p>																							

**SECTION V.** That Chapter 3, Section 3.2.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**, and is approved to read as follows:

### 3.2.4 Regulations for Agricultural Uses

Retail or wholesale nurseries and facilities for processing or selling agricultural products are prohibited in the R-1, R-2, R-3, R-6, ~~RX~~, **SD-R, SD-X**, OR, GO, **RM-10, RM-15, RM-20**, and ~~NC, and MN~~ Districts.

**SECTION VI.** That Chapter 3, Section 3.2.8, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**, and is approved to read as follows:

### 3.2.8 Regulations for Industrial Uses

#### (3) ~~Light Industrial Uses~~

~~Light industrial uses may be permitted in the MX District, provided that they comply with the following provisions:~~

- ~~(a) With the exception of off-street parking, activities shall take place within an enclosed structure;~~
- ~~(b) The uses shall not generate noise, odors, or vibrations that can be detected from the closest public right-of-way;~~
- ~~(c) The design of the structure shall reflect the character of the commercial structures in the mixed-use development through the similar treatment of windows, roofs, building style, and building materials.~~

**SECTION VII.** That Chapter 3, Section 3.3.2, 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:

TABLE 3-5. BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2]

Standard	Base Zoning Districts																					
	AG	ER	R-1	R-2	R-3	R-6	RX-SD-R	SD-X	RM-10	RM-15	RM-20	OR	CC	GO	NC	GC	MN	ML	MX	LI	HI	CI
Gross Res. Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0				[6]	[6]	[6]			
Building Height in Stories (Max.) [4]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3 [4]	3 [4]	3 [4]	3	3	3 [4]
LSR Min.	.70	.60	.50	.40	.40	.30	<del>.10</del> .20	.20	.30	.30	.30	.40	.10	.30	.15	.30	.40	.20	.30	.20	.20	[5]

**NOTES:**

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements **shall be recommended by FMPC and set by BOMA.** ~~shown on the final plat and/or approved Development Plan shall govern.~~
- [2] Shaded cells indicate that no requirement exists.
- [3] In a ~~Hamlet~~ or a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved **densities entitlements** shall be determined during the **PUD review rezoning process; and listed on the Franklin Zoning Map.** ~~and shall be based on the recommendations of the Land Use Plan.~~
- [7] **SD district LSR requirement is .10 for CFCO-1, CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.**

**SECTION VIII.** That Chapter 3, Section 3.3.3, 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:

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1], [2], [3], [10]													
Standard		AG	ER	R-1	R-2	R-3	R-6	RX SD-R	SD-X	RM-10	RM-15	RM-20	
Residential Detached (Street Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	30	<b>25</b>	30[9]	<b>30[9]</b>			
		Collector	150	100	90	75	40	<b>35</b>	40[9]	<b>40[9]</b>			
		Arterial/Mack Hatcher	225	150	125	100	50	<b>45</b>	50[9]	<b>50[9]</b>			
	Side Yard Setback (feet) [6] [11]		50	35	25	[7]	[8]	<b>[8]</b>	[8] [9]	<b>[8] [9]</b>			
	Rear Yard Setback (feet)[6]		100	65	50	40	30	<b>25</b>	30[9]	<b>30 [9]</b>			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	<b>5,000</b>	5,000[9]	<b>5,000 [9]</b>			
	Minimum Lot Width		200	150	100	75	60	<b>50</b>	50[9]	<b>50 [9]</b>			
Residential Detached (Alley Loaded)	Front Yard and Side Street Setback (feet) [4] [5]	Local	100	75	60	40	30	<b>25</b>	30[9]	<b>30 [9]</b>			
		Collector	150	100	90	75	40	<b>35</b>	40[9]	<b>40 [9]</b>			
		Arterial/Mack Hatcher	225	150	125	100	50	<b>45</b>	50[9]	<b>50[9]</b>			
	Side Yard Setback (feet) [6]		50	35	25	[7]	[8]	<b>[8]</b>	[8] [9]	<b>[8] [9]</b>			
	Rear Yard Setback (feet) [6]		100	65	50	40	30	<b>25</b>	30[9]	<b>30 [9]</b>			
	Minimum Lot Size (square feet)		1 per 15 acres	45,000	30,000	15,000	9,000	<b>5,000</b>	4,000[9]	<b>4,000 [9]</b>			
	Minimum Lot Width		200	150	100	75	60	<b>50</b>	40[9]	<b>40[9]</b>			

**TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1] [2] [3] [10]**

Standard		AG	ER	R-1	R-2	R-3	R-6	RX SD-R	SD-X	RM-10	RM-15	RM-20	
<b>Residential Attached</b>	Front Yard and Side Street Setback (feet) [4] [5]	Local						30[9]	<b>30[9]</b>	<b>30</b>	<b>30</b>	<b>30</b>	
		Collector						40[9]	<b>40[9]</b>	<b>40</b>	<b>40</b>	<b>40</b>	
	Side Yard Setback (feet)	Arterial/Mack Hatcher							50[9]	<b>50[9]</b>	<b>50</b>	<b>50</b>	<b>50</b>
									40 15 [9] [12]	<b>15[9]</b> <b>[12]</b>	<b>15</b> <b>[12]</b>	<b>15</b> <b>[12]</b>	<b>15</b> <b>[12]</b>
	Rear Yard/Alley Setback (feet)							30 [9]	<b>30[9]</b>	<b>25</b>	<b>25</b>	<b>25</b>	

**NOTES:**

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks, lot sizes, and maximum densities shown in this table shall not apply, and the requirements shown on the Final Plat or approved PUD shall govern.
- [2] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements along the outer boundaries of the development shall be retained as specified in this table.
- [3] Shaded cells indicate that no requirement exists.
- [4] Where the average front yard for existing buildings on the same block face is more than or less than the minimum required front yard, the minimum front yard shall instead be within 25 percent of the average front yard for existing buildings on the same block face.
- [5] In cases where a transitional feature is required, the minimum setback shall be in accordance with Subsection 5.3.4, Transitional Features.
- [6] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.
- [7] Minimum of eight feet each side, minimum of 20 feet between dwellings.
- [8] Minimum of five feet each side, minimum 12 feet between dwellings.
- [9] Larger or smaller setbacks and lot sizes are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback subject to Subsection 2.4.2, Planned Unit Developments and Subsection 5.3.4 Transitional Features.
- ~~[10] Standards for the R-6 District are included in Table 3-8: Site Development Standards for Traditional Areas.~~
- [10] Appurtenances may encroach into a side-yard provided they maintain a minimum setback of five feet from the property line and ten feet from principal structures on adjacent lots.
- [11] For unified developments, internal side setback shall be determined by the applicable Building and Fire Codes as adopted by the City of Franklin.



**SECTION IX.** That Chapter 3, Section 3.3.3, 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:

TABLE 3-7. SITE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL BUILDING TYPES IN CONVENTIONAL AREAS [1] [2]															
Standard		Base Zoning Districts													
		A G	E R	R- 1	R- 2	R- 3	R- 6	RX SD-R	SD -X	GO	NC	G C	LI	HI	CI
Front Yard and Side Street Setback (feet) [3] [4]	Local	10 0	75	60	40	25	<b>25</b>	30	<b>30</b>	50	20	30	75	30	20
	Collector	15 0	10 0	90	75	60	<b>55</b>	40	<b>40</b>						
	Arterial/ Mack Hatcher	22 5	15 0	12 5	10 0	80	<b>75</b>	50	<b>50</b>						
Side Yard Setback (feet) [5] [8]		50	35	35	[6]	[7]	<b>[7]</b>	[7]	<b>[7]</b>	25	10	15	25	15	10
Rear Yard Setback (feet) [5]		10 0	65	50	40	30	<b>30</b>	30	<b>30</b>	40	25	25	25	25	25

**SECTION X.** That Chapter 3, Section 3.3.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.3.4 Site Development Standards for Traditional Areas

- (1) Table 3-8 establishes the site developments standards, by building type, for development within traditional areas established pursuant to Section 5.1, Traditional and Conventional Area Standards Distinguished, and for development within the ~~MN, ML, MX, R-6, OR, and CC~~ Districts.
- (2) All applicable development shall comply with the standards established within this subsection unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.

**TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]**

Standard	Residential Detached (Street Loaded)	Residential Detached (Alley Loaded)	Residential Attached	Mixed-Use	Nonresidential
Front Yard and Side Street Setback [4] [5] [6] [7]	10-30 feet	10-30 feet	0 or 5-25 feet	0-15 feet	0-20 feet
Side Yard Setback [8] [12]	5 feet	5 feet	[9]	0-5 feet	0 feet
Rear Yard Setback [8]	5 feet	5 feet	5 feet	0 feet	0 feet
Main Body/Primary Facade Width (Maximum) [10]	50 feet	50 feet			
Minimum Lot Size	4,000 square feet	2,100 square feet			
Lot Width [5] [6] [11]	40-85 feet	30-70 feet			

**NOTES:**

- [1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary façade widths shown in this table shall not apply, and the requirements shown on the final plat, the approved PUD, or conditions on existing lots shall govern.
- [2] Numbers shown as a range indicate a minimum and maximum (Example: 10-30). Shaded cells indicate that no requirement exists.
- [3] Unified developments may establish interior lot lines as necessary, provided that the bulk requirements of the outer boundaries of the development shall be retained as specified in this table.
- [4] For mixed-use and single-use nonresidential building types developed according to the traditional standards, the front building setback shall be measured from the back edge of the sidewalk, not the right-of-way line.
- [5] Larger or smaller setbacks and lot sizes, beyond the range presented in this table, are permitted in cases where topographical or natural constraints exist, or where a particular design approach warrants a different setback, subject to Subsection 2.4.2, Planned Unit Developments.
- [6] In cases where a transitional feature is required, the minimum setback and lot width shall be in accordance with Subsection 5.3.4, Transitional Features.
- [7] The minimum setback from Mack Hatcher Parkway shall be 80 feet, and the minimum setback from Interstate 65 shall be 100 feet.
- [8] Where an immediately adjacent existing building is set back less than the minimum required side or rear yard, the minimum side or rear yard requirement shall instead be the same as the immediately adjacent developed building, but not less than five feet. Buildings shall maintain a minimum spacing of ten feet.

**TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS [1], [2], [3]**

- [9] Minimum of zero feet each side, minimum ten feet between buildings.
- [10] Side or rear wings designed in accordance with Subsection 5.3.9 are exempt from the maximum width.
- [11] Corner lots may be up to 15 feet wider to accommodate porches or other architectural feature facing street, and the maximum lot size shall not apply.
- [12] Appurtenances are permitted to encroach into a required front or rear yard setback up to six feet and within side yards up to five feet from the property line provided a minimum of ten feet between buildings is maintained.
- [13] **Internal side setbacks shall be determined by the City of Franklin Building Code and or the City of Franklin Fire Code.**

**SECTION XI.** That Chapter 3, Section 3.3.5, Figure 3-1 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

~~3.3.5—Site Development Requirements for the Mixed-Use Districts~~

~~All development within a MN, ML, or MX District shall comply with the standards established within this subsection unless otherwise expressly stated, or unless a different standard is required by an applicable overlay district.~~

~~(1) Permitted Uses~~

~~Table 3-9, Required Mixture of Uses, lists the uses permitted within each of the mixed-use districts.~~

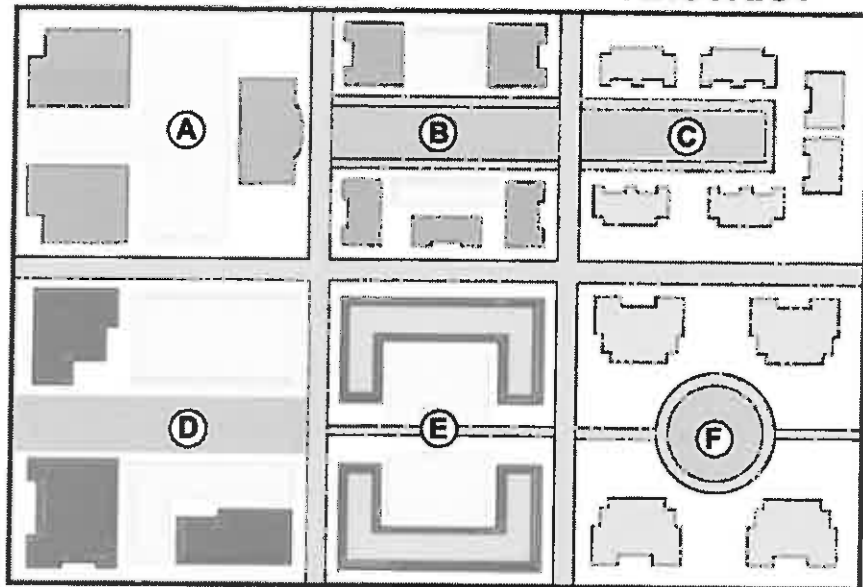
~~(2) Required Mixture of Uses~~

~~To ensure a balance between housing, retail, office, and other uses within the mixed-use districts, the following provisions shall apply to the mixture of uses:~~

**TABLE 3-9: REQUIRED MIXTURE OF USES**

Standard	MN	ML	MX
<del>Minimum Number of Principal Use Types [1] [2]</del>	<del>2</del>	<del>3</del>	<del>3</del>
<del>Minimum Percentage of Total District-Wide Acreage for Residential Uses</del>	<del>40%</del>	<del>40%</del>	<del>20%</del>
<del>Maximum Percentage of Total District-Wide Acreage Occupied by a Single Use Type [3]</del>	<del>90%</del>	<del>80%</del>	<del>80%</del>
<b>NOTES:</b>			
[1] <del>Different principal use types include the uses listed under each Use Classification (i.e., Agricultural, Residential, Civic and Institutional, Office, Commercial, or Industrial) in Table 3-2, Permitted Uses.</del>			
[2] <del>A Mixed-Use Building Type and developments in the MN, ML, and MX Districts shall provide residential uses as at least one of the principal uses.</del>			
[3] <del>The total site acreage comprised of mixed-use building types containing dwelling units above the first floor shall be credited toward meeting this minimum percentage standard.</del>			

### HYPOTHETICAL 100 ACRE MR DISTRICT



Civic/Institutional Use	Block Number
Office Use	Commercial Use
Open Space	Attached Residential Use
Internal Streets	Parking

AREA	SIZE (acres)	USE TYPES
Block A	14.0	6.5 acres – Civic/Institutional 7.5 acres – Office
Block B	11.5	2.5 acres – Open Space 9.0 acres – Office
Block C	14.5	2.0 acres – Open Space 12.5 acres – Attached Residential
Block D	18.0	3.0 acres Open Space 15.0 acres Commercial
Block E	14.0	14.0 acres – Commercial (1 <sup>st</sup> Floor) & 14.0 acres Attached Residential (2 <sup>nd</sup> Floor)
Block F	18.0	2.0 acres Open Space 16.0 acres Attached Residential

**SUMMARY**

District Size: **100 Acres**  
 Internal Streets: **10 Acres**  
 Use Area: **90 Acres**

Institutional:	<b>6.5 Acres</b>	<b>7.2% of total</b>
Open Space:	<b>9.5 Acres</b>	<b>10.5% of total</b>
Office:	<b>17 Acres</b>	<b>18.8% of total</b>
Commercial:	<b>29 Acres</b>	<b>21% of total</b>
Residential:	<b>42.5 Acres</b>	<b>47.2% of total</b>

**Figure 3-1 to be deleted.**

**SECTION XII.** That Chapter 3, Section 3.5.4, 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:

3.5.4 BCCO—Berrys Chapel Character Area Overlay District

(e) BCCO-4 Standards

~~(i) The MN and ML Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area.~~

~~(ii) (i)~~ Commercial uses are anticipated to be dependent on vehicular traffic; therefore, provisions shall be made for efficient and controlled access and traffic circulation.

~~(iii) (ii)~~ PUDs shall provide for a transition of land-use intensities south along Franklin Road to match the rural character of Franklin Road to the south.

~~(iv) (iii)~~ New development on the east side of Franklin Road shall be designed with similar setbacks, massing, architecture, materials and scale to the development on the west side of Franklin Road.

(i) BCCO-8 Standards

~~(i) The MN and NC Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area. No special provisions apply.~~

**SECTION XIII.** That Chapter 3, Section 3.5.5, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.5.5 CNCO—Carnton Character Area Overlay District

(e) CNCO-4 Standards

~~(i) The MN and ML Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area.~~

~~(ii) (i)~~ Development shall comply with Subsection 5.3.9, Traditional Neighborhood Development.

~~(iii) (ii)~~ At the option of the applicant, development in compliance with Subsection 5.3.10, Transit Oriented Development, may be permitted when mass transit service is provided.

~~(iv) (iii)~~ Attached residential dwellings are allowed as the predominant use, with detached residential dwellings allowed along the boundaries to provide a transition between surrounding uses.

**SECTION XIV.** That Chapter 3, Section 3.5.6, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

### 3.5.6 CFCO—Central Franklin Character Area Overlay District

#### (d) CFCO-3 Standards

~~(i) For mixed use centers, the MN and ML Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area.~~

~~(ii) (i)~~ **(i)** New residential development shall match the existing character of traditional areas, including architecture, materials, scale, and setbacks.

~~(iii) (ii)~~ **(ii)** All sides of a nonresidential building open to view by the public and adjoining neighborhoods shall display a similar level of architectural quality that is appropriate and proportioned using features such as windows, entrances, arcades, awnings or similar features.

~~(iv) (iii)~~ **(iii)** Street and trail/sidewalk systems shall have multiple interconnections. Streets shall be designed for slower speeds to allow for mixing of vehicular and pedestrian traffic.

~~(v) (iv)~~ **(iv)** Buildings shall not exceed three stories or a total of 42 feet. A maximum height limit of four stories, or a total of 56 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

**SECTION XV.** That Chapter 3, Section 3.5.7, 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:

### 3.5.7 GCCO—Goose Creek Overlay District

#### (d) GCCO-3 Standards

~~(i) The ML and MX Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area.~~

~~(ii) (i)~~ **(i)** Single tenant retail uses shall not exceed 60,000 square feet in floor area.

~~(iii) (ii)~~ **(ii)** Historic structures, sites, and their view sheds shall be protected to the maximum extent practicable.

~~(iv) (iii)~~ **(iii)** Smaller lots shall not be located on the exterior of a new development adjacent to, or across the street from, larger lots of an existing development. However, smaller lots may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided. Such alternative shall require approval during the Development Plan approval process.

(e) GCCO-5

- (i) At the option of the applicant, development may comply with Subsection 5.3.9, Traditional Neighborhood Development, including a mixture of attached and detached residential dwellings.
- (ii) Along the Goose Creek Bypass with a buffer between the uses and the Goose Creek Estates Subdivision, the GO, MN, and NC Districts, and their associated uses and development standards, are the most appropriate districts for accomplishing the land use plan's goals for this special area.

....

**SECTION XVI.** That Chapter 3, Section 3.5.8, 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:

3.5.8 MECO—McEwen Character Area Overlay District

(f) MECO-4 Standards

- (i) ~~The ML, MX, and GC Districts and their it's associated uses and development standards, are is the most appropriate districts for accomplishing the land use plan's goals for this special area; however, the MN, NC, and GO districts should serve as a transition between the large scale retail in this area and the surrounding residential neighborhoods.~~

....

(f) MECO-5 Standards

**Attached and detached residential dwellings along with the uses and development standards associated with the MN and ML Districts are appropriate in the southwest corner of MECO-5 if the intersection of South Royal Oaks Boulevard and Mark Hatcher Parkway are improved.**

**SECTION XVII.** That Chapter 3, Section 3.5.10, 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:

3.5.10 SWCO—Seward Hall Character Area Overlay District

(g) SWCO-6 Standards

~~The ML District, and its associated uses and development standards, are the most appropriate district for accomplishing the Land Use Plan's goals for this special area.~~  
**No special provisions apply.**

**SECTION XVIII.** That Chapter 3, Section 3.5.11, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

3.5.11 SOCO—Southall Character Area Overlay District

(f) SOCO-5 Standards

~~As the Southall Character Area develops, the MN District, its uses and development standards, is the most appropriate district for accomplishing the land use plan's goals for this special area. No special provisions apply.~~

**SECTION XIX.** That Chapter 4, Section 4.1.4, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 4-1: PERMITTED ACCESSORY USES																								
P = Permitted      Shaded Cell = Prohibited																								
Accessory Use or Structure	Base Zoning Districts [1]																			Add'l Req.				
	AG	ER	R-1	R-2	R-3	R-6	RX SD-R	SD-X	RM-10	RM-15	RM-20	OR	CI	GO	NC	CC	GC	MN	MIL		MX	LI	HI	
Automated Teller Machines/Kiosk (ATM)								<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	Sec 4.1.6(1)	
Canopies	<b>P</b>							<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	Sec 4.1.6(2)
Communication Towers or Antennas	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	Sec 3.2.10
Fences or Walls	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	Sec 5.6
Home Occupations	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>		<b>P</b>	<b>P</b>	<b>P</b>				Sec 4.1.6(5)
Indoor Food Sales								<b>P</b>				<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	Sec 4.1.6(6)



**TABLE 4-1: PERMITTED ACCESSORY USES**  
P = Permitted Shaded Cell = Prohibited

Accessory Use or Structure	Base Zoning Districts (1)																Ad dt'l Re q							
	AG	ER	R-1	R-2	R-3	R-6	RX SDR	SD-X	RM-10	RM-15	RM-20	OR	CI	GD	NC	CC		GC	MN	ML	MX	LI	HI	
Outdoor Sales/ Storage (as an accessory use)	P							P						P	P	P	P	P	P	P	P	P	P	Sec 4.1.6(7)
Produce Stands	P							P					P		P	P	P	P	P	P				Sec 4.1.6(8)
Recreational Facilities, (including playground equipment & non-illuminated athletic fields)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recycling Drop-Off Stations	P											P	P	P	P	P	P	P	P	P	P	P	P	Sec 4.1.6(9)
Retail Sales of Goods (as part of a freight or warehouse use)																						P	P	Sec 4.1.6(10)
Satellite Dish Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec 4.1.6(11)
Security or Caretaker Quarters	P													P	P	P	P	P	P	P	P	P	P	Sec 4.1.6(12)
Stand-Alone Drive-Through Uses								P					P	P	P	P	P		P	P	P	P	P	Sec 4.1.6(13)
Storage or Parking of Heavy Trucks or Trailers														P	P		P		P	P	P	P	P	Sec 4.1.6(14)
Storage or Parking of Major Recreational Equipment [2]	P	P	P	P									P											Sec 4.1.6(14)
Storage Buildings or Equipment Sheds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec 4.1.6(14)

**SECTION XX.** That Chapter 5, Section 5.1.4, 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:

5.1.4 Applicability

....

- (5) Development within a CC, R-6, OR, ~~MN, ML, or MX~~ District shall be subject to the traditional standards in this chapter.

....

**SECTION XXI.** That Chapter 5, Section 5.2.4, 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:

TABLE 5-2: TREE CANOPY RETENTION STANDARDS			
Existing Tree Canopy Cover (as a percentage of the total site size)	Minimum Required Tree Canopy Retention by Zoning District [1] (as a percentage of the total tree canopy cover)		
	AG, ER, R-1, R-2, R-3, R-6, RM-10, RM-15, RM-20 RX, SD-R & OR	GO, NC, CC, GC, SD-X MN, ML, MX, & CI	LI & HI
80% - 100%	30%	15%	12%
60% - 79%	36%	18%	13%
40% - 59%	45%	22%	14%
20% - 39%	48%	24%	15%
19% or less	54%	26%	16%

**NOTES:**

[1] Lots in Special Areas 1 and 2 of the CFCO, lots smaller than one acre, and lots with lawfully established existing uses are exempt from the tree canopy retention standards but may be subject to the specimen tree and other tree protection requirements in this subsection.

**Illustrative example:**  
 The aerial tree inventory reveals that the existing tree canopy on a hypothetical 100,000 square foot lot covers 75 percent of the lot. The site is proposed for use as a residential subdivision. The minimum required tree canopy retention for this hypothetical site is 27percent of the site's total area (0.75 [existing tree cover percentage] x 0.36 [required retention percentage] = 27percent), yielding a Tree Protection Zone of 27,000 square feet (0.27 [tree save area as a percentage of the site] x 100,000 [site size]).

**SECTION XXII.** That Chapter 5, Section 5.3.10, 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:

5.3.10 Transit Oriented Development (TOD)

(iv) **Zoning Districts**

Zoning districts permitted within a TOD are the **SD-R and SD-X MN, ML, and MX** Districts.

**SECTION XXIII.** That Chapter 5, Section 5.9.11, 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:

5.9.11 Alternative Parking Plan

(6) **On-Street Parking**

The use of on-street parking to meet a portion of the minimum off-street parking requirements is permitted if it complies with the following:

....

- (b) The proposed development is located within the CFCO District, a traditional area, an **SD-R or SD-X MN, ML, or MX** District, or is a **TND, TOD, Hamlet, or Conservation Subdivision**;

....

**SECTION XXIV.** That Chapter 8, Section 8.2 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:

TABLE 8.1: ABBREVIATIONS	
Abbreviation	Term
ML	<del>Local Mixed-Use District</del>
MLCO	McLemore Character Overlay
MN	<del>Neighborhood Mixed-Use District</del>
MOU	Memorandum of Understanding
MX	<del>Regional Mixed-Use District</del>
MTEMC	Middle Tennessee Electric Membership Corporation
NAVD	North American Vertical Datum

TABLE 8.1: ABBREVIATIONS	
Abbreviation	Term
NC	Neighborhood Commercial District
NCO	Neighborhood Conservation Overlay District
NGVD	National Geodetic Vertical Datum
OR	Office Residential District
PUD	Planned Unit Development
R-1	<del>Low Density</del> <b>Detached Residential 1 District</b>
R-2	<del>Medium</del> <b>Detached Residential 2 District</b>
R-3	<del>High</del> <b>Detached Residential 3 District</b>
R-6	<del>Historic Core</del> <b>Detached Residential 6 District</b>
<b>RM-10</b>	<b>Attached 10 Residential District</b>
<b>RM-15</b>	<b>Attached 15 Residential District</b>
<b>RM-20</b>	<b>Attached 20 Residential District</b>
ROW	Right-of-Way
RX	Residential Variety District
<b>SD-R</b>	<b>Specific Development – Residential District</b>
<b>SD-X</b>	<b>Specific Development – Mixed Use District</b>

**SECTION XXV.** 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: \_\_\_\_\_

By: \_\_\_\_\_

**Eric Stuckey**  
City Administrator/Recorder

**Dr. Ken Moore**  
Mayor

PLANNING COMMISSION RECOMMENDED:

2/27/14

PASSED FIRST READING:

\_\_\_\_\_

PASSED SECOND READING:

\_\_\_\_\_

PUBLIC HEARING HELD:

\_\_\_\_\_

PASSED THIRD READING:

\_\_\_\_\_




HISTORIC  
FRANKLIN  
TENNESSEE

# MEMORANDUM

March 3, 2014

TO: Board of Mayor and Aldermen

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

SUBJECT: Ordinance 2013-46, An ordinance to remove Base Zoning Districts: RX, MN, ML, MX; and to Create Five New Base Zoning Districts: SD-R, SD-X, RM-10, RM-15, RM-20.

### Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information to consider amendments to the City's Zoning ordinance to remove certain base zoning districts (Residential Variety (RX) and Mixed-Use Districts (MN, ML, and MX)) and creating five new base zoning districts (SD-R, SD-X, RM-10, RM-15, RM-20).

### Background

Franklin's residential growth has largely been defined by detached single family homes. As Franklin has emerged from the recession and continues to experience significant population growth, proposals for attached housing have proliferated. Rental apartments, townhomes, and higher density single family homes have been the trend. Currently, the only residential zone that can accommodate attached housing, aside from the mixed use zones, is the Residential Variety (RX) District. This zoning district does not have a density cap and allows almost any type of residential use(s).

A working group was established to address residential development issues and better plan for the range of housing projects that market forces demand. The City established a working group made up of an Alderman that serves on the Planning Commission (Vice Mayor Petersen), design and development professionals, and City of Franklin Planning and Sustainability staff. The working group began meeting together in February 2013 to review the RX zoning district, identify issues that repeatedly arise with attached residential development projects, and to propose recommendations. The working group met monthly, with staff meeting more frequently to discuss the ongoing project.

Staff presented preliminary recommendations at the September 26, 2013 Joint Conceptual Workshop as well as at the October 1, 2013 design professionals meeting to solicit input and feedback on the proposed changes.

The working group's final recommendations are as follows:

### **Elimination of RX, MN, ML, and MR Districts**

The proposed zoning districts will replace RX, MN, ML, and MR.



### **Clarification of Compact Residential (R-6)**

Currently, R-6 is titled Historic Core Residential, but the zone is not limited to the historic core. Staff recommends renaming the zone to Compact Residential.

### **Establishing New Residential Multi-Family Zones (RM-10, RM-15, RM-20)**

The working group recommends the establishment of by-right zoning districts for attached residential. The working group examined several different by-right zones and densities and recommends creating an RM-10, RM-15, and RM-20 units/acre.

The working group recommends channeling higher density development into the McEwen Character Area, shown in purple on the attached map, Exhibit 1. Multifamily Residential Recommendations by Special Area. Townhomes and less dense attached housing are appropriate in character areas shown in yellow on this map.

### **Special Development (SD-R and SD-X)**

Currently, all RX projects must go through the PUD process. With the elimination of RX, the working group recommends creating a PUD base zoning district that ties density to the rezoning. If the applicant requests an SD zone the applicant and BOMA would discuss what level of density is appropriate for that specific area during the rezoning process.

Staff has broken up the Specific Development District into two separate districts; Specific Residential District (SD-R) and Specific Variety District (SD-X). Developments that had been approved as Residential Variety in the past had done so under the impression that it would solely be for residential uses. To alleviate that potential issue the SD zone was broken up into a strictly residential district, SD-R and a mixed-use district, SD-X.

While no properties are being rezoned to any of new residential multi-family zones (RM-10, RM-15, RM-20) with this amendment, staff is requesting that the existing RX, MN, ML, and MX properties be rezoned to SD-R or SD-X with the density/intensity limit that was previously established with the concept/development plan. The properties proposed to be rezoned to SD-R or SD-X are shown on the attached map, Exhibit 2. Proposed SD-R and SD-X Zoned Properties.

### **PUD Triggers**

To accommodate the new zoning districts the working group recommends updating the PUD Process as follows;

An applicant may choose to initiate a PUD application for a project of any size.

A PUD application shall be required for projects meeting any one of these criteria:

- The applicant intends to request a modification of standards with the concept plan or regulating plan application;
- Projects exceeding 20 dwelling units/acre;
- any variation of residential uses is proposed, or any mixed-use projects;



- zoned as CI or SD District;
- Proposed to use the TOD development standards of Subsection 5.3.10;

**Detached Residential or Combination of Attached and Detached Residential containing one of the following criteria:**

- Twenty (20) or more contiguous acres;
- One hundred (100) or more dwelling units.

**Attached Residential or Mixed Use projects containing any two of the following criteria:**

- Fifteen (15) or more contiguous acres;
- Five (5) or more principle buildings;
- Two hundred (200) or more units;
- Located at the intersection of two arterials or at the intersection of an arterial and a major collector.

**Nonresidential or Mixed Use projects containing any two of the following criteria:**

- Fifteen (15) or more contiguous acres;
- 200,000 square feet or more of gross nonresidential building square footage;
- Five (5) or more principle buildings;
- Located at the intersection of two arterials or at the intersection of an arterial and a major collector.

**Notification**

Notification was provided to affected parties via US mail, newspaper advertisement, and City of Franklin website.

This text and map amendment was recommended unanimously (7-0) by the Planning Commission at the February 27, 2014, FMPC meeting.

**Financial Impact**

Not applicable to this item.

**Options**

The Board could approve, amend, or decline the proposed amendment.

**Recommendation**

Approval of Ordinance 2013-46 is recommended.