

ORDINANCE 2024-36

AN ORDINANCE TO AMEND THE FRANKLIN ZONING ORDINANCE TEXT REGARDING MATERIALS, SPECIFICALLY MATERIALS IN FARMSTEAD RESIDENTIAL AND THE USE OF WIRE FENCING.

THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

WHEREAS, the Franklin Zoning Ordinance regulates uses and sets community development standards for development; and

WHEREAS, the City strives to keep the Zoning Ordinance up to date and completes an annual review and ordinance update to respond to changing conditions and trends and community preferences and to maintain consistency with Envision Franklin; and

WHEREAS, Tennessee Code Annotated, Section 68-120-101(b)(7) requires a local government to adopt a regulation or code pertaining to construction materials by ordinance and they must be a separate item on the agenda and include, in bold type and all caps, the following statement in the meeting notice: "THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS."

WHEREAS, this Ordinance includes a text and zoning map amendment, which is in the best interest of the public health, safety, and welfare of the citizens of Franklin, Tennessee.

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

SECTION I. That Chapter 6, Building Types, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~strike through~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

...

The Zoning Ordinance is hereby amended to add the standards below to the new Farmstead Residential building type into the codified table format for building types:

6.7 Farmstead Residential

...

Windows

...

Prohibited Glazing Materials

Reflective, tinted, or other glass treatments that inhibit views into the building. This does not preclude glass treatments as required by the Energy Code or LEED certification

...

Materials

Exterior Walls

Shall be a limited palette with only one exterior wall material for all facades of the building, selected from the following:

	board-and-batten siding, shiplap siding, lap siding, brick, or painted brick
Material Composition	Materials are limited to rough or smooth wood, fiber cement siding, or brick
Trim	Rough or smooth wood, fiber cement siding, or brick
Prohibited Materials	EIFS, smooth-faced or split-faced concrete block, metal (except for roofing), vinyl cladding, plywood, and similar façade finishes
Materials in CFO or CAO	See applicable overlay district
Roof Materials	3-dimensional asphalt shingle, wood shake, or standing seam metal
Foundation Cladding	Brick, natural stone, or cultured stone in a traditional/historic character
Porch Pier Cladding	Brick, natural stone, cultured stone, or painted or stained latticework between each pier
Chimney Cladding	Brick, natural stone, or cultured stone
...	

SECTION II. That Chapter 13, Fences, Walls, and Screening, of the Franklin Zoning Ordinance is hereby amended to delete the following text with a ~~striketrough~~ and add the following text noted in **bold**, renumber the subsequent Sections, Subsections, Figures, and pages accordingly, and is approved to read as follows:

13.1.3.K Wire fencing may be used as a supplementary material behind fence types as permitted by this Chapter.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee that this Ordinance shall take effect on January 1, 2024, pending its passage on third and final reading, the public health, safety, and welfare requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Angie Skarp
City Recorder

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____