



MEMORANDUM

June 7, 2011

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 2011-23, Zoning Text Amendment to revise Residential Garage standards in Chapter 5, Section 5.3.5 of the *City of Franklin Zoning Ordinance*

Purpose

The purpose of this memorandum is to provide the Board of Mayor and Aldermen (BOMA) with information regarding amendments to Chapter 5, Section 5.3.5 of the *Franklin Zoning Ordinance* to revise residential garage standards.

Background

This Zoning Ordinance Text Amendment is proposed at the request of the Planning Commission to revise standards for street-facing residential garages within the *Franklin Zoning Ordinance (FZO)*.

Ordinance 2011-23 includes the following amendments:

- Inclusion of a clarification that individual garages doors shall be a maximum of nine (9) feet in width.
- Revision to current standard of recessing a street-facing garage 20 feet to 10 feet and a minimum of 22 feet from the sidewalk.

This text amendment was recommended unanimously (6-0) by the Planning Commission at the May 26, 2011 FMPC meeting.

Financial Impact

Not applicable to this item.

Options

Not applicable to this item.

Recommendation

Approval of the text amendment is recommended.

ORDINANCE 2011-23

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5 SECTION 5.3.5 OF THE CITY OF FRANKLIN ZONING ORDINANCE TO REVISE STANDARDS RELATIVE TO RESIDENTIAL GARAGES."

WHEREAS, this ordinance revises the current standards for street-facing residential garages; and

WHEREAS, this ordinance was requested by the FMPC after a Modification of Standards (MOS) was granted to the street-facing residential garage standards; and

WHEREAS, this ordinance is a compromise between the MOS that was granted and the current standards.

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

SECTION I. That Chapter 5, Section 5.3.5 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:

5.3.5 Residential Development

...

(2) Detached Residential Structures

...

(i) Garage Dimensions

A.) Individual garage doors intended for vehicles shall be ~~at least a~~ **maximum of nine (9) feet in width.**

...

(iii) Garage Location

Street-facing garages shall be a minimum of ~~20 ten (10) feet~~ **behind the front façade of the dwelling they serve and a minimum of twenty-two (22) feet from the sidewalk.**

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

By: _____

DR. KEN MOORE
Mayor

PLANNING COMMISSION RECOMMENDED:

5/26/11

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:
