

ORDINANCE 2016-53

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND THE REGULATIONS FOR COMMERCIAL USES FOR BED AND BREAKFAST ESTABLISHMENTS IN ORDER TO THE INCREASE THE MAXIMUM NUMBER OF PERMITTED GUESTS FROM SIX TO EIGHT, AND INCREASE THE MAXIMUM NUMBER OF SLEEPING ROOMS AVAILABLE FOR TRANSIENT OCCUPANCY FROM THREE TO FOUR."

WHEREAS, the City of Franklin, Tennessee, encourages unique, innovative, and sustainable neighborhoods; and

WHEREAS, the City encourages tourism and has become a major destination for tourists; and

WHEREAS, the City of Franklin, Tennessee encourages the development of unique, transient lodging opportunities to enhance the experience of visitors; and

WHEREAS, the City of Franklin, Tennessee encourages entrepreneurs and small business ownership; and

WHEREAS, the City of Franklin wishes to amend the Franklin Zoning Ordinance to revise the maximum number of rooms and occupancy regulations for bed and breakfast establishments to be consistent with the requirements for short-term vacation rentals; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.7 (3) (d) 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:

3.2.7 Regulations for Commercial Uses

(3) Bed and Breakfast

Bed and breakfast uses shall be established in accordance with the following standards, after notification to adjacent property owners within 500 feet pursuant to Subsection 2.3.8, Public Notification, and a neighborhood meeting held pursuant to Subsection 2.4.2(6)(c), Neighborhood Meeting, (regardless of whether the use is proposed as part of a PUD).

- (d) A maximum of ~~four~~ **three** sleeping rooms may be available for transient occupancy by up to ~~eight~~ **six** guests, and in no event shall a sleeping room be occupied by a guest for more than seven consecutive days.

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

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____