

## ORDINANCE 2017-48

**TO BE ENTITLED: “AN ORDINANCE TO AMEND CHAPTERS 3, 5, AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO REFINE TRANSITIONAL FEATURES STANDARDS FOR INFILL DEVELOPMENT.”**

**WHEREAS**, infill development includes any development or redevelopment of existing structures, parcels, blocks, or neighborhoods within Central Franklin, its surrounding areas, and other highly-developed areas within the city; and

**WHEREAS**, Franklin’s historic core is particularly affected by infill development when it is incompatible with the established character of the surrounding area; and

**WHEREAS**, the City’s long-range plan, *Envision Franklin*, recommends that infill development should demonstrate compatibility with the scale, density, and aesthetics of existing, surrounding development and respect the City’s unique historic character; and

**WHEREAS**, municipalities are statutorily authorized to zone property to regulate the location, height, and size of buildings and other structures, the percentage of a lot that may be occupied, the density of population, and the sizes of yards, courts, and other open spaces; and

**WHEREAS**, this text amendment enhances the quality of life and economic health of the city by preserving the character and desirable aesthetic features of established neighborhoods; and

**WHEREAS**, this text amendment ensures these character-defining features, such as building setbacks, building heights, and lot widths are compatible and strengthen the established neighborhood context; and

**WHEREAS**, this Zoning Ordinance text amendment to amend Transitional Features Standards is in the best interest of the public health, safety, or welfare.

(2) Applicability

(a) Transitional features shall be required:

- (i) ~~When design compatibility cannot be achieved~~ **To achieve design compatibility** between **new and existing** land uses, lots, or structures **where the existing development is established and expected to remain, pursuant to *Envision Franklin***; or
- (ii) Between lots or uses within a single mixed-use development located in either traditional or conventional areas; or
- (iii) **For residential development within CFCO Districts, or development within the OR District;**

**(b) In cases where the standards of this Subsection and other Chapter 5 Sections conflict, the more restrictive standards shall apply. Within the HPO District, where *Historic District Design Guidelines* and this Subsection conflict, the *Historic District Design Guidelines* shall take precedence;**

**(c) It shall be determined by the Planning and Sustainability Department whether transitional feature requirement(s) shall apply, pursuant to *Envision Franklin* and *Historic District Design Guidelines*, where applicable.**

~~(b) In conventional areas, the DRT may require the use of transitional features in addition to the use of a buffer, in accordance with the standards in Subsection 5.4.7, Buffers, where such transitional features are necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

~~(c) In traditional areas, the DRT may require the use of a buffer in lieu of or in addition to the use of a transitional feature where such buffer is necessary to reduce potential adverse impacts between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture. If the applicant disagrees with the decision of the DRT regarding the use of buffers or transitional features, the applicant may appeal the decision to FMPC and/or BOMA, depending on the type of application.~~

(3) Standards

In areas where a transition between different land uses or buildings differing in scale, mass, height, proportion, form, or architecture is needed, the following approaches shall be used, subject to the approval of the DRT, or the Department of Building and Neighborhood Services, and Department of Planning & Sustainability, to establish a transition between uses, lots, and structures:

(a) Building Setbacks

- i. The minimum front yard setback shall be the average setback of existing principal structures on the same block face. No new structure shall be located closer to the front lot line than the closest adjacent principal structure; Use setbacks that are within 25 percent of the average setbacks for existing uses on the same block face provided no new use is closer to the right-of-way than the closest existing principal structure
- ii. Side and rear yard setbacks in recorded subdivisions shall be no less than the minimum platted setbacks.
- iii. The use of a Class C landscape buffer and/or a fence or wall may be required where necessary to reduce potential adverse impacts of new uses or new buildings differing in height, mass, or form. The applicant may appeal the decision to require a buffer to the FMPC, HZC, and/or BOMA, depending on the type of application.

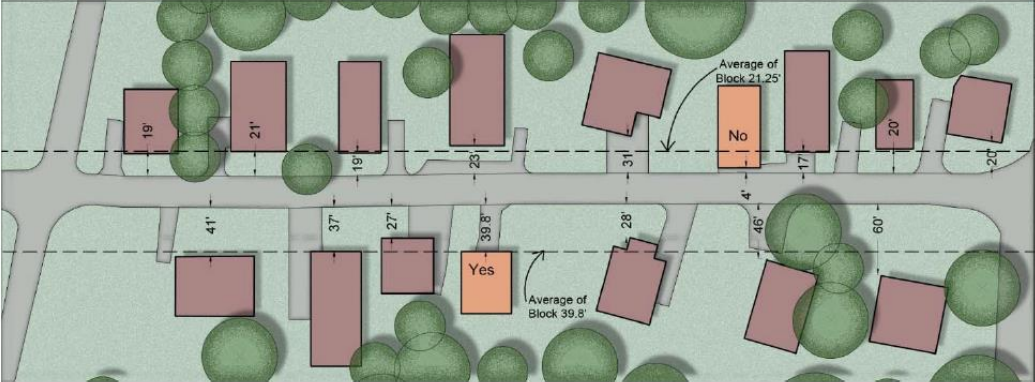


Figure 5-4: The new construction (in tan outlined in red) on the right with a “Yes” demonstrates an appropriate average setback for its block face. The dwelling outlined in red on the left New construction (in tan) with a “No” has a front setback that is too shallow for its block face deep.

(b) **Lot Sizes**

For residential lots within CFCO Districts, or lots zoned OR District, the lot size of a new lot shall be a minimum of 75 percent of the average lot size of existing lots on the same block face.

(c) **Lot Widths**

~~Use lot widths that are 40~~ The lot width for a new residential lot or lot zoned OR shall be a minimum of 75 percent of the average lot width for existing lots on the same block face, or on the nearest adjacent block face where applicable.



(d) **Building Height**

- i. Residential development within CFCO Districts or development within the OR District shall meet the following standards:

A. Building height at the front elevation shall not exceed one half-story above the average height of existing buildings on the same block face;



Figure 5-5: These examples depict whole and half-stories for the purposes of determining building height.

**B. Building height at the front elevation shall not exceed one-half story above the shortest immediately adjacent structure on the same block face.**



**Figure 5-6: These are examples of appropriate design solutions for achieving a one and one-half story appearance at the front elevation.**

- C. Façade width shall be within 25 percent of the average of immediately adjacent building façade widths;
- D. Foundation height shall be a minimum of 12 inches and maximum of 18 inches, unless topographical constraints necessitate additional foundation height;
- E. Buildings shall blend with existing buildings along the block face through use of:
  - a. Similar roof shapes;
  - b. Dormers set back a minimum of one foot from the exterior wall of a front or side elevation;
  - c. Massing that divides the building into smaller parts;
  - d. Materials that do not accentuate verticality;
  - e. One-story front porch or entry element;
  - f. Attached Residential may also utilize the methods outlined in Subsection 5.3.4(3)(e).
- F. Garages shall have traditional placement and orientation, and be subordinate in height to the rest of the principal structure.



**ii. Nonresidential and Mixed-Use Standards**

**A. ~~Ensure the perceived~~ Façade width and height on facades of adjacent structures and structures on opposing sides of a street ~~are shall be~~ consistent with each other such that neither façade exceeds the other's dimensions by more than 25 percent. Topography, viewshed analysis, and methods outlined in Subsection 5.3.4(3)(e) may be included in this assessment;**

**B. At major intersections of any combination of arterials and/or collectors in MECO, building height shall be balanced across the intersection, using a viewshed analysis as required in Subsection 3.4.6, HTO, where applicable;**

**C. At the edge of a zoning district where the adjacent district has a lower maximum building height, buildings shall transition in height using methods outlined in Subsection 5.3.4(3)(e).**



**SECTION III.** That Chapter 3, Tables 3.5, 3.6, 3.7 and 3.8, 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**, and is approved to read as follows:

**TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]**

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cc	GO	NC	GC	LI	HI	CI
Gross Residential 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						
Building Height in Stories (Max.) [4] [9]	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	3	3 [4]
Landscape Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.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.
- [2] Shaded cells indicate that no requirement exists.
- [3] In 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 entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features.**