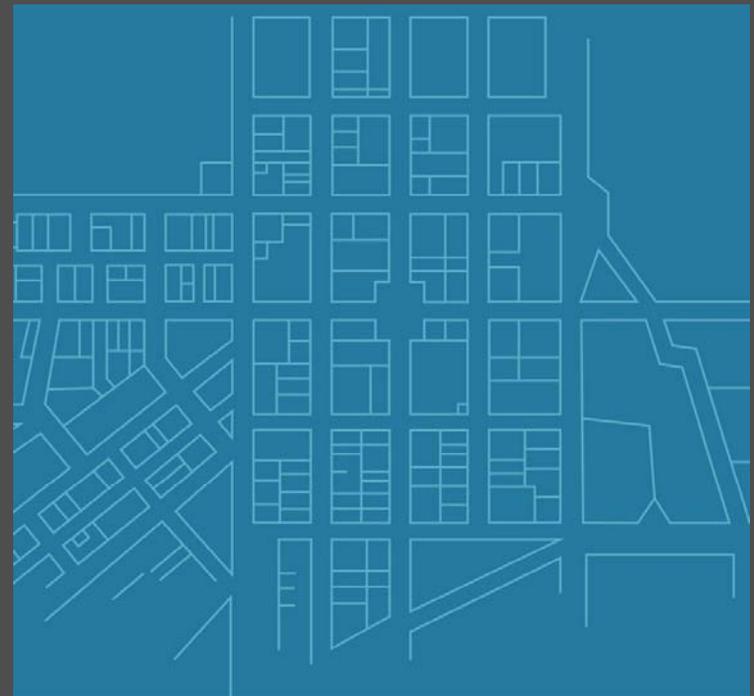


Ordinance 2019-37

An Ordinance to Adopt a New Zoning Ordinance and Map of the City of Franklin, Tennessee



FRANKLIN
ZONING
ORDINANCE

ADOPTION DRAFT
OCTOBER 16, 2019



PROJECT INTRODUCTIONS



Emily Hunter
The Fearless Leader



Kelly Dannenfeler
The Mastermind



Andrew Orr
The Zoning Mapper/
Zen Master of Citizen
Comments



Amy Diaz-Barriga
Think Tank Team Leader
Idea Sniper/Realist



Annette Dalrymple
Technical Guru
Tree Saver 1



Jason Arnold
Tree Saver 2



Paula Kortas
The Surety Queen



Dianna Tomlin
The New Gal



Joey Bryan
The Fence Master

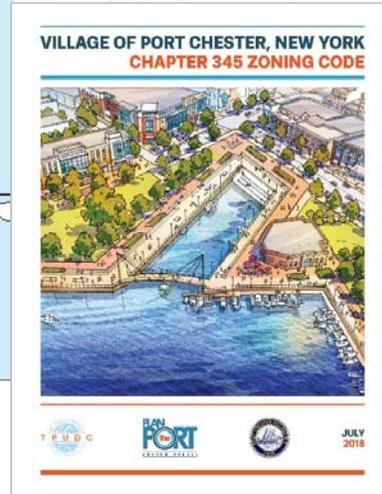
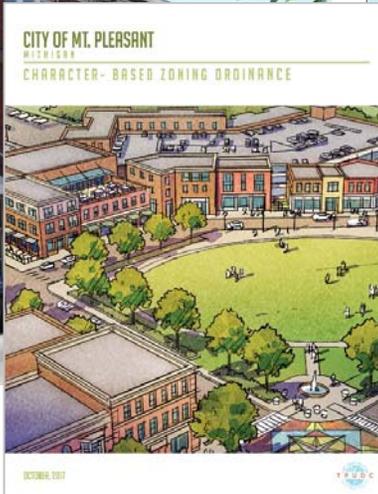
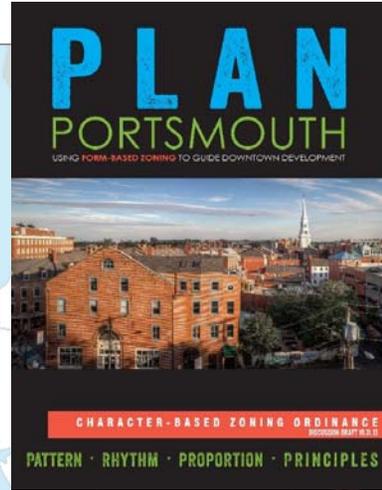
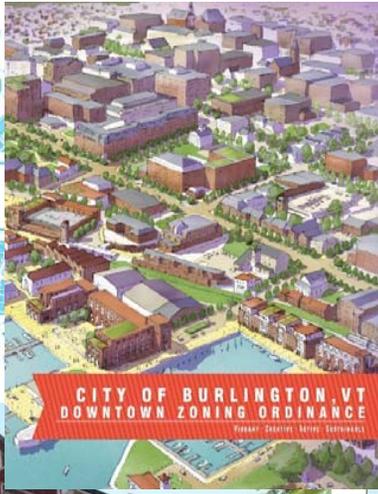


Amanda Rose
The Downtown Guardian



Eric Conner
The New Guy

PLANNING STAFF



◆ TPUDC

WHERE WE WORK

ENVISION



FRANKLIN

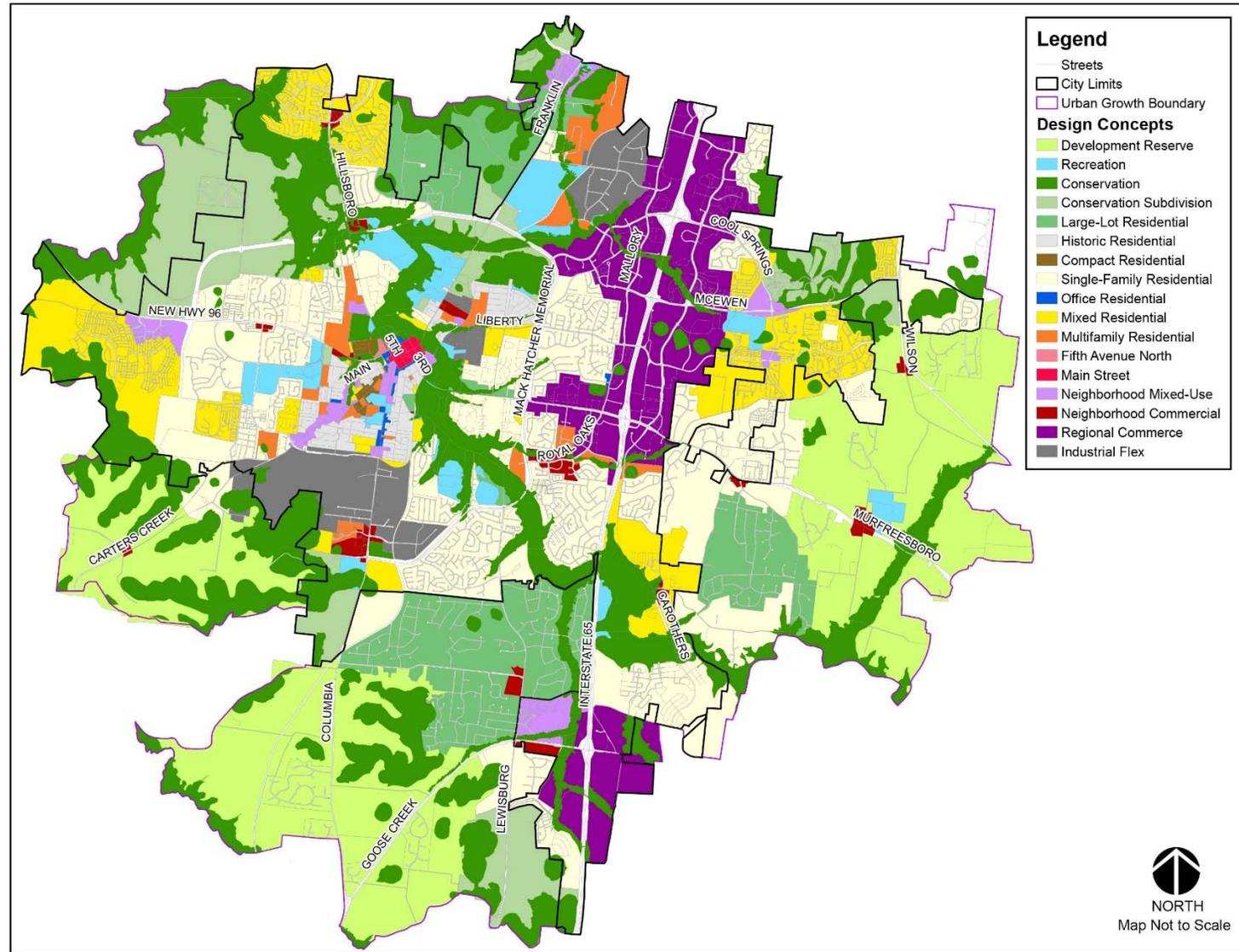
PRESERVING THE PAST, PLANNING THE FUTURE

ADOPTED JANUARY 26, 2017



ESTABLISHES THE VISION

DESIGN CONCEPTS



REGIONAL COMMERCE



NEIGHBORHOOD COMMERCIAL



RESIDENTIAL DESIGN CONCEPTS



Large-Lot Residential



Historic Residential



Compact Residential



Multifamily Residential



Mixed Residential



Single-Family Residential

DEVELOPMENT RESERVE



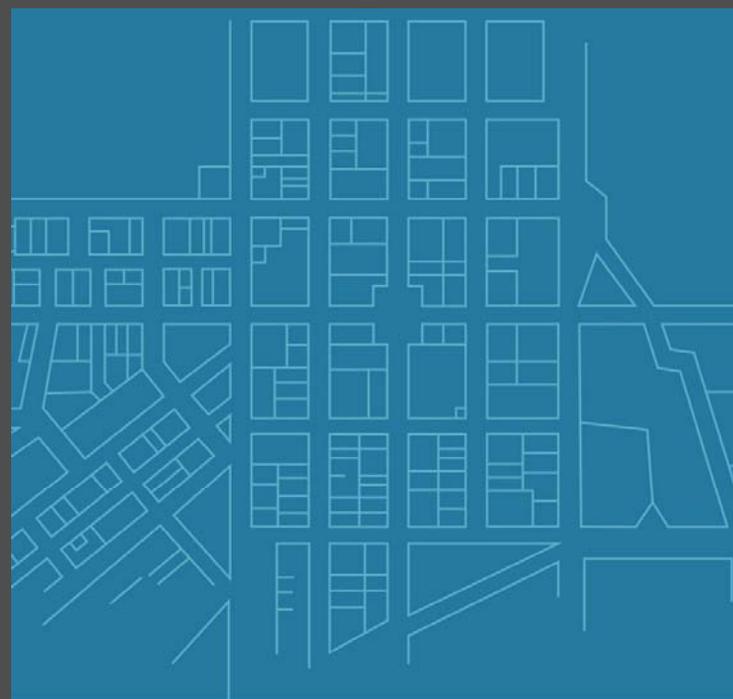
ENVISION



FRANKLIN

PRESERVING THE PAST, PLANNING THE FUTURE

ADOPTED JANUARY 26, 2017

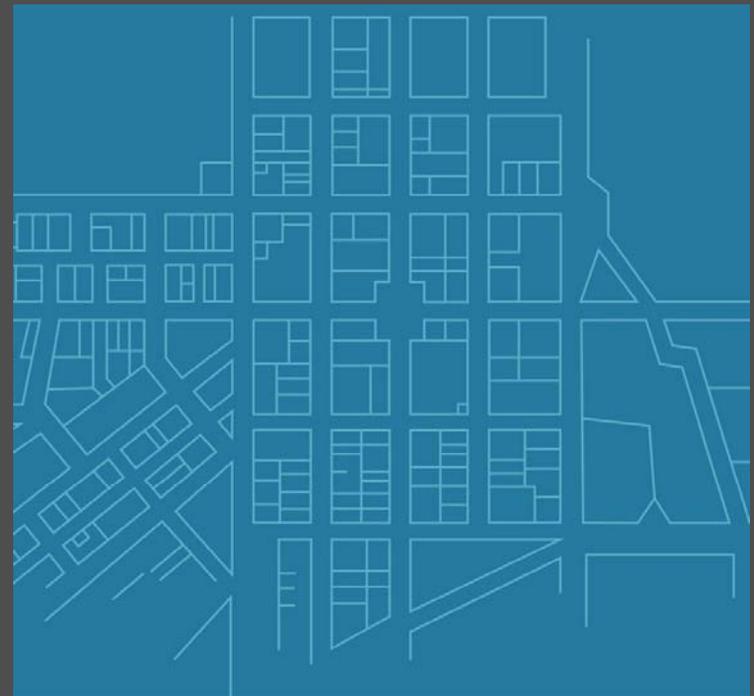


FRANKLIN
ZONING
ORDINANCE

ADOPTION DRAFT
OCTOBER 16, 2019



ALLOWS THE
VISION TO BE
IMPLEMENTED



FRANKLIN
ZONING
ORDINANCE

ADOPTION DRAFT
OCTOBER 16, 2019



WHY ZONE FRANKLIN?

- Too much subjectivity in process
- Complicated development review process
- Not user-friendly
- Not enough regulation of building appearance/materials
- Too many PUDs and Modification of Standards
- Lots of nonconformances
- Traffic issues, especially In Cool Springs



PERCEIVED CHALLENGES OF CURRENT ORDINANCE?

- Align more with Envision Franklin
- Emphasize community character
- Organize the document for easier use
- Protects most-loved parts of the city
- Enhances areas that need improvement
- Achieve desired development with zoning districts and development standards for straightforward projects



WHAT WILL AN UPDATED ORDINANCE DO?

- Reduce the number of conflicts and overlapping provisions
- Create more predictable outcomes
- Enhances Long-Term economic viability of the City
- Be clear, simple, and understandable



WHAT WILL AN UPDATED ORDINANCE DO?



CHANGING PREFERENCES



le plus populaire
 idéal pour les utilisateurs professionnels
 la plus grande classe

(1498) ThinkPad 360 Notebook / Le Blue notes ThinkPad 360
 3,999.00, écran 427.60 x 310 mm, 211.36 cm/sq (écran de couleur) - 1600 x 1200 pixels
 11997 notes/milles

ThinkPad 360 OPTIONS / OPTIONS pour le ThinkPad 360
 (1899) Dock 5 - Portable Docking Station / Dock 1 - Station d'accueil portable
 2,299.00, écran 138.50 x 10 mm, 68.96 cm/sq (écran de couleur) - 1600 x 1200 pixels
 1807 notes/milles

(1100) 540MB Hard Drive Upgrade / Disque dur de 540 Mo d'évolution
 2,199.00, écran 235.14 x 10 mm, 133.34 cm/sq (écran de couleur) - 1600 x 1200 pixels
 6192 notes/milles

PROFIT
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 par
 ils
 vive sur les
 ordinateurs
 l'attente
 les grands
 heures
 classe ou
 by
 to
 day
 PC

IBM
PC
 Giving you the edge
IBM is a registered IBM logo used by International Business Machines Corp. and is only used under license to IBM Canada Ltd.

 A man in a striped shirt sits on a porch at night, illuminated by a warm light. He is looking at a laptop. A chair is visible behind him.

CHANGING PREFERENCES



CHANGING PREFERENCES



CHANGING PREFERENCES



PROTECTING FRANKLIN'S FUTURE ECONOMIC VIABILITY



PROTECTING FRANKLIN'S FUTURE ECONOMIC VIABILITY

THE ORDINANCE UPDATE

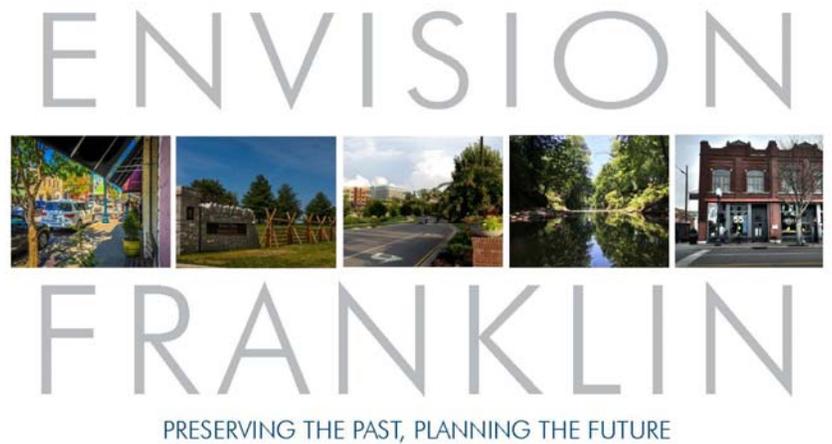
ZONING ORDINANCE UPDATE GOALS

- Align more with Envision Franklin
- Emphasize community character
- Be clear, simple, and understandable
- Organize the document for ease of use
- Reduce the number of conflicts and overlapping provisions



TOP CHANGES

- Align the zoning district standards with Envision Franklin recommendations
- Reduce the number of overlay districts, but add a scenic corridor overlay district
- Refine the building and site design standards
- Make improvements to the usability of the Ordinance



ADOPTED JANUARY 26, 2017



OLD

1. GENERAL PROVISIONS
2. DEVELOPMENT APPROVAL AUTHORITY AND PROCEDURES
3. ZONE DISTRICTS, USE TABLES, & DIMENSIONAL STANDARDS
4. USE REGULATIONS
5. **DEVELOPMENT STANDARDS**
6. PERFORMANCE AGREEMENTS
7. ENFORCEMENT
8. RULES OF CONSTRUCTION & DEFINITIONS

NEW

1. Introductory Provisions
2. Nonconformities
3. Zoning Districts
4. Overlay Zoning Districts
5. Use Regulations
6. **Building Types**
7. **Frontage Types**
8. **Transitional Features**
9. **Streets and Circulation**
10. **Parking and Transit**
11. **Open Space**
12. **Landscape**
13. **Fences, Walls, and Screening**
14. **Lighting**
15. **Signs**
16. **Utilities**
17. **Natural Resources**
18. **Historic Resources**
19. Review Bodies
20. Procedures
21. Performance Agreements
22. Enforcement
23. Definitions and Interpretations
24. History Table



FRAMEWORK CHANGES: CHAPTERS

OLD

- Historic Preservation
- Neighborhood Conservation
- Floodway
- Floodway Fringe
- Hillside/Hillcrest
- Columbia Avenue
- Height Overlay
- Scientific Research
- Berrys Chapel (8 Special Areas)
- Carnton (4 Special Areas)
- Central Franklin (10 Special Areas)
- Goose Creek (9 Special Areas)
- McEwen (10 Special Areas)
- McLemore (2 Special Areas)
- Seward Hall (7 Special Areas)
- Southhall (6 Special Areas)
- West Harpeth (3 Special Areas)
- Traditional Areas or Conventional Areas

NEW

- Historic Preservation
- Neighborhood Conservation
- Floodway
- Floodway Fringe
- Hillside/Hillcrest
- Columbia Avenue
- Central Franklin (reduced in geographic area)
- **Scenic Corridors (new)**



FRAMEWORK CHANGES: OVERLAY DISTRICTS

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(4) R-2—De
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(5) R-3—De
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(6) R-6—De
The p
as the
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(b)
(c)
(d)

Use Types "P" = Permitted	Base Zoning									
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15
AGRICULTURAL USES										
Agricultural Uses	P	P	P	P	P	P	P	P	P	P
RESIDENTIAL USES										
Attached Dwellings							P	P	P	P
Detached Dwellings	P	P	P	P	P	P	P	P	P	P
Group Homes							P	P		
CIVIC AND INSTITUTIONAL USES										
Active Park Facilities							P	P		
Assisted Living Facility							P	P		
Cemeteries										
Charitable, Fraternal, or Social Organizations									P	
Clinics									P	
Correctional Facilities										
Day Care Centers									P	
Educational Facilities									P	
Essential Services	P	P	P	P	P	P	P	P	P	P
Hospitals										
Nursing/Convalescent Home							P	P		
Passive Parks and Open Space	P	P	P	P	P	P	P	P	P	P
Public Buildings or Uses									P	
Rehabilitation Centers									P	
Place of Public Assembly									P	
OFFICE USES										
Offices										P
COMMERCIAL USES										
Adult-Oriented Establishments										
Automotive Body Shops										

CH
TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR CONVENTIONAL AREAS

Standard	AG	ER	
			Front Yard and Side Street Setback (feet) [4]
Side Yard Setback (feet) [6] [10]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard/Alley Setback (feet)			

TABLE 3-6: SITE DEVELOPMENT STANDARDS FOR CONVENTIONAL AREAS

Standard	AG	ER	
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [6] [10]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120
Front Yard and Side Street Setback (feet) [4]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [5]		50	35
Minimum Lot Size (square feet) [4]		1 per 15 acres	45,000
Minimum Lot Width (feet) [4]		200	150
Minimum Lot Frontage (feet) [11]		160	120

NOTES:
[1] For lots in recorded subdivisions or apply, and the requirements shown Unified developments may establish boundaries of the development shall Shaded cells indicate that no require [4] The minimum setback, minimum lot Features. Where an immediately adjacent exit or rear yard requirement shall inste Buildings shall maintain a minimum [6] Minimum of eight feet each side, mi [7] Minimum of five feet each side, min Larger or smaller setbacks, lot width where topographical or natural cont Subsection 2.4.2, Planned Unit Dev [9] Appurtenances may encroach into : ten feet from principal structures on For unified developments, internal t City of Franklin.
[11] The minimum lot frontage width sh width shall apply. However, the min sac.

TABLE 3-7: SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS

Standard	AG	ER	
Front Yard and Side Street Setback (feet) [3]	Local Collector	100	75
Side Yard Setback (feet) [5]	Arterial/Mack Hatcher	225	150
Rear Yard Setback (feet) [4] [7]		50	35
Rear Yard Setback (feet) [4]		100	75

NOTES:
[1] For lots in recorded subdivisions shall not apply, and the require Unified developments may estab boundaries along the developm [3] The minimum setback shall be i [4] Where an immediately adjacent minimum side or rear yard requ [5] Minimum of eight feet each side [6] Minimum of five feet each side, Appurtenances are permitted to five feet from the property line

CHAPTER 3: Zone Districts, Use Tables, and Dimensional Standards
Section 3.3: Site Development Standards
Subsection 3.3.4: Site Development Standards for Traditional Areas

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 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.

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] [13]	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 [6]	4,000 square feet	2,100 square feet			
Minimum Lot Width [5] [6] [11]	40-85 feet	30-70 feet			
Minimum Lot Frontage [5] [14]	40 feet	30 feet			

NOTES:
[1] For lots in recorded subdivisions or approved PUDs, the setbacks and lot sizes, maximum densities, and primary facade 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, lot widths, lot frontages 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] The minimum setback, minimum lot width, and minimum lot size 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.
[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 the 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.
[14] The minimum lot frontage width shall be required to be maintained to the front yard setback line, at which point the minimum lot width shall apply. However, the minimum lot frontage requirement shall not apply to lots located on the turning radius of a cul-de-sac.

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OLD ZONING DISTRICT REGULATIONS

3.6 R3—Residential 3 District

3.6.1 Purpose

The R3 district is intended to provide for single-family residential with lot sizes of at least 9,000 square feet, designed with walkable, well-connected street systems, and designed around natural features as accessible community amenities.

3.6.2 Use Regulations

- A. Principal uses shall comply with Section 5.1, Principal Uses.
- B. Accessory uses and structures shall comply with Section 5.2, Accessory Uses and Structures.
- C. Temporary uses and structures shall comply with Section 5.3, Temporary Uses and Structures.

3.6.3 Building Types

The following principal building type is permitted:

- A. House

3.6.4 Frontage Types

The following frontage type is permitted:

- A. Yard Frontage

3.6.5 Dimensional Standards

The following dimensional standards are required:

Lot Standards	Minimum
Lot Size	9,000 square feet
Lot Width	65 feet
Front Lot Line	52 feet, but may be reduced to 30 feet when on a turning radius of a cul-de-sac

Number of Buildings	Maximum
Principal Building	1 per lot
Accessory Structure	1 per lot
Minor Accessory Structure	1 per lot

Principal Building Setbacks	Minimum
Front Yard	20 feet
Side Yard	10 feet
Rear Yard	30 feet

Rear Yard Abutting Alley	See building type for attached garage setbacks
--------------------------	--

Encroachments

Appurtenances may encroach into a front or rear yard setback up to 6 feet and into a side yard setback up to 5 feet

Steps may encroach into any required yard

Accessory Structure Setbacks

Location	At least 5 feet behind the principal building At least 5 feet from any lot line
----------	--

Building Height	Maximum
Principal Building	2 ½ stories
Accessory Structure	2 stories, but shall not exceed the height of the principal building

Landscape	Minimum
Landscape Surface Area	40%

Alternate Standards

For lots in recorded subdivisions, if there are different dimensional standards on the final plat, then those standards on the final plat shall govern

3.6.6 Additional Standards

Chapter References

Building Types	Chapter 6
Frontage Types	Chapter 7
Transitional Features	Chapter 8
Streetscape and Circulation	Chapter 9
Parking and Transit	Chapter 10
Open Space	Chapter 11
Landscape	Chapter 12
Fences, Walls, and Screening	Chapter 13
Lighting	Chapter 14
Signs	Chapter 15
Utilities	Chapter 16
Natural Resources	Chapter 17
Historic Resources	Chapter 18

ZONE FRANKLIN

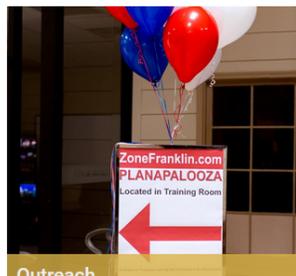
Zone Franklin is a Zoning Ordinance Update for the City of Franklin. The Public Draft of the Ordinance was completed in May 2019, and is available here for public review. You are invited to join the discussion about the City's Draft Zoning Ordinance and how it relates to your goals for the future. This site will provide information about the process and tools to provide input throughout the project.



About The Project



Adoption Draft Zoning Ordinance



Outreach

REGISTER FOR UPDATES

Draft Zoning Ordinance & Map Links

[Adoption Draft of the Zoning Ordinance](#)

[Adoption Draft Overlay District Map](#)

[Adoption Draft Zoning District Map](#)

Key Dates

Franklin Municipal Planning Commission Meeting/Public Hearing

Oct 24 2019

Board of Mayor and Alderman 1st Reading/Public Hearing

Nov 12 2019

Board of Mayor and Alderman 2nd Reading/Public Hearing

Nov 26 2019

Board of Mayor and Alderman 3rd and Final Reading

Dec 10 2019

8 PLANAPALOOZA™ MEETINGS

336 UNIQUE PARTICIPANTS



2

Rounds of BOMA/FMPC Interviews

1

Departmental Review Team Input Session

1

Design Professionals/Developers Input Session

15 THINK TANK MEETINGS
15 TOTAL PARTICIPANTS

PUBLIC DRAFT OPEN HOUSE

AUGUST 15TH

81

Participants

6 OUTREACH PRESENTATIONS

1 Downtown Neighborhood Association
July 14th

2 Franklin Tomorrow Breakfast with the Mayors
July 30th

3 Design Professionals / Developers Meeting
August 7th

4 Williamson County Association of Realtors
August 15th

5 Historic Zoning Commission Design Review Committee
August 19th

6 Sustainability Commission
September 6th

625 ATTENDEES

2 DAYS OF DROP-IN OFFICE HOURS

AUGUST 16TH AND SEPTEMBER 20TH

40 CITIZENS

7 Joint BOMA/FMPC workshop discussions

24,361 property owner notices mailed



50 Signs posted around the city

420 Internal staff meetings over two years



ZONEFRANKLIN.COM

130 ACTIVATED PARTICIPANTS

7,245 VISITS

138 REGISTERED

8 e-blast notifications to an average of

963 PEOPLE EACH TIME

5,315

Views on the Interactive Zoning Maps



849 OF THE DRAFT ZONING DISTRICT MAP DOWNLOADS



568 DOWNLOADS

OF THE DRAFT OF ORDINANCE

533 DOWNLOADS



OVERLAY DISTRICT MAP

“Excellent job organizing the new Ordinance and expect Franklin will continue to set the standard here in Middle Tennessee” ...

“The graphics really help”

“We like the architecture requirements”

“Gives more certainty”

VOTE YES!

“Thanks for your work”

“I love how it is organized.”

“It simplifies the process”

“I strongly favor the new Ordinance”

“I really like the structure”

“We can tell a lot of thought and effort went into the Ordinance”

ZONE FRANKLIN!

“It’s so much easier to use”

PUBLIC INPUT



SCHEDULE FOR ADOPTION

- The new Ordinance is waaaay better than our current one!
- Ordinance doesn't have to be perfect to adopt it
- Can't anticipate every scenario right now
- Test the Ordinance for a year
- Conduct a cleanup after 12 months



A PATH FORWARD

WRAP UP



WORKS FOR THE COMMUNITY



WORKS FOR BUSINESS



WORKS FOR ALL STAGES OF LIFE



WORKS ECONOMICALLY



WORKS FOR CHARACTER