

**ORDINANCE 2014-28  
AS AMENDED**

**TO BE ENTITLED: “AN ORDINANCE TO AMEND TABLE 3-2:  
PERMITTED USES AND CHAPTER 8 DEFINITIONS, TO  
ALLOW SHORT-TERM VACATION RENTALS IN VARIOUS  
ZONING DISTRICTS”**

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

**WHEREAS**, the City of Franklin, Tennessee encourages tourism and has become a destination for tourists; and

**WHEREAS**, the City of Franklin, Tennessee encourages 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**, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified by allowing property owners in certain zoning districts to lease their homes as short-term vacation rentals.

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

**SECTION I.** That Chapter 3, Section 3.2.3 Use Table, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

**TABLE 3-2: PERMITTED USES**

Use Types "P" = Permitted	Base Zoning Districts																		Additional Requirements	
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI		CI
<b>COMMERCIAL USES</b>																				
Bed and Breakfast Establishments	P	P	P	P	P	P	P	P				P			P					Sec. 3.2.7 (1) and (3)
Service Commercial Uses								P					P	P	P	P				Sec. 3.2.7 (1)
<b>Short-Term Vacation Rentals</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>				<b>P</b>			<b>P</b>					
Telecommunication Towers and Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.7 (1) and (4)

**SECTION II.** That Chapter 8, Section 8.2 Glossary, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

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<b>TABLE 8.1: ABBREVIATIONS</b>	
<b>Abbreviation</b>	<b>Term</b>
SRO	Scientific Research Overlay
<b>STVR</b>	<b>Short-Term Vacation Rental</b>
SWCO	Seward Hall Character Area

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**SECTION III.** That Chapter 8, Section 8.3 Definitions and Use Classifications, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

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**Shoebox-Style Lighting Fixture**

An exterior lighting device in the shape of a box that is typically mounted on a pole and constructed to direct illumination to a discrete area directly beneath the lighting fixture.

**Short-Term Vacation Rental**

**An existing dwelling unit used, in its entirety, for transient occupancy of 21 days or less, for which the city has issued to the owner a business license for such use.**

**Shrub**

A woody plant, growing 18 inches to 15 feet in height at maturity, consisting of several small stems emerging from the ground or small branches near the ground. Shrubs may be deciduous or evergreen.

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**SECTION IV.** 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 Stuckey**  
City Administrator/Recorder

By: \_\_\_\_\_  
**Dr. Ken Moore**  
Mayor

PLANNING COMMISSION RECOMMENDED:	10/23/2014
PASSED FIRST READING:	04/14/2015
PUBLIC HEARING HELD:	05/26/2015
PASSED SECOND READING:	05/26/2015
AMENDED AND PASSED THIRD READING:	06/09/2015