

## RESOLUTION 2016-25

### **TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BERRY FARMS TOWN CENTER PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF LEWISBURG PIKE AND NORTH OF GOOSE CREEK BYPASS”**

**WHEREAS**, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

**WHEREAS**, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

**WHEREAS**, the purpose of this revision is to update the Berry Farms Town Center Pattern Book to clarify the permitted uses.

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

**SECTION I.** That the following legal description of the property (from the original rezoning) included in the Development Plan, as amended, is as follows:

Map-Parcel	Acres
106-32.02 (part)	81.0
Total	81.0

Commencing at the east right-of-way line of Lewisburg Pike and the south right-of-way line of Old Peytonsville Road, which is also the northwest corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence with the following calls: south 1,702 feet along the east right-of-way line of Lewisburg Pike, which is also the west line of parcel 32.02, thence south 82 degrees east 242 feet, thence along a curve to the northeast having a delta of 2 degrees, a radius of 24,275 feet and a length of 813 feet, thence along

a curve to the northeast having a delta of 18 degrees, a radius of 203 feet and a length of 65 feet, thence north 77 degrees east 566 feet, thence along a curve to the northeast having a delta of 180 degrees, a radius of 125 feet and a length of 393 feet, thence north 77 degrees east 490 feet, thence along a curve to the southeast having a delta of 179 degrees, a radius of 90 feet and a length of 281 feet, thence along a curve to the east having a delta of 15 degrees, a radius of 560 feet and a length of 145 feet, thence along a curve to the northeast having a delta of 43 degrees, a radius of 258 feet and a length of 192 feet, thence along a curve to the northwest having a delta of 41 degrees, a radius of 195 feet and a length of 140 feet, thence along a curve to the northwest having a delta of 43 degrees, a radius of 19 feet and a length of 14 feet, thence north 60 degrees west 62 feet, thence along a curve to the northeast having a delta of 17 degrees, a radius of 341 feet and a length of 100 feet, thence south 64 degrees east 46 feet, south 57 degrees east 29 feet, north 84 degrees east 45 feet, thence along a curve to the east having a delta of 2 degrees, a radius of 2,118 feet and a length of 76 feet, thence along a curve to the east having a delta of 26 degrees, a radius of 279 feet and a length of 126 feet, thence north 23 degrees east 17 feet, thence along a curve to the northeast having a delta of 10 degrees, a radius of 133 feet and a length of 23 feet, thence along a curve to the southeast having a delta of 18 degrees, a radius of 1,044 feet and a length of 326 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 306 feet and a length of 93 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 252 feet and a length of 77 feet, thence south 23 degrees east 369 feet to a point in the south line of parcel 32.02, which is also the north line of parcel 172, thence north 82 degrees east 336 feet along the south line of parcel 32.02, thence north 20 degrees east 314 feet, north 23 degrees east 516 feet, and north 22 degrees west 476 feet to a point in the north line of parcel 32.02, which is also the south right-of-way line of Old Peytonsville Road, thence generally west 768 feet along the south right-of-way line of Old Peytonsville Road, which is also the north line of parcel 32.02, thence south 68 degrees west 1,156 feet and north 84 degrees west 1,739 feet along the south right-of-way line of Old Peytonsville Road, which is also north line of parcel 32.02, to a point in the east right-of-way line of Lewisburg Pike, which is also northwest corner of parcel 32.02, which is also the point of beginning, and containing 81.0 acres more or less.

Map-Parcel	Acres
106-32.02 (part)	132.10
Total	132.10

Commencing at the north right-of-way line of Goose Creek Bypass, and the east right-of-way line of Lewisburg Pike, which is also the southwest corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence with the following calls: north 8 degrees east 735 feet along the east right-of-way line of Lewisburg Pike, which is also the west line of parcel 32.02, thence south 82 degrees east 242 feet, thence along a curve to the northeast having a delta of 2 degrees, a radius of 24,275 feet and a length of 813 feet, thence along a curve to the northeast having a delta of 18 degrees, a radius of 203 feet and a length of 65 feet, thence north 77 degrees east 566

feet, thence along a curve to the northeast having a delta of 180 degrees, a radius of 125 feet and a length of 393 feet, thence north 77 degrees east 490 feet, thence along a curve to the southeast having a delta of 179 degrees, a radius of 90 feet and a length of 281 feet, thence along a curve to the east having a delta of 15 degrees, a radius of 560 feet and a length of 145 feet, thence along a curve to the northeast having a delta of 43 degrees, a radius of 258 feet and a length of 192 feet, thence along a curve to the northwest having a delta of 41 degrees, a radius of 195 feet and a length of 140 feet, thence along a curve to the northwest having a delta of 43 degrees, a radius of 19 feet and a length of 14 feet, thence north 60 degrees west 62 feet, thence along a curve to the northeast having a delta of 17 degrees, a radius of 341 feet and a length of 100 feet, thence south 64 degrees east 46 feet, south 57 degrees east 29 feet, north 84 degrees east 45 feet, thence along a curve to the east having a delta of 2 degrees, a radius of 2,118 feet and a length of 76 feet, thence along a curve to the east having a delta of 26 degrees, a radius of 279 feet and a length of 126 feet, thence north 23 degrees east 17 feet, thence along a curve to the northeast having a delta of 10 degrees, a radius of 133 feet and a length of 23 feet, thence along a curve to the southeast having a delta of 18 degrees, a radius of 1,044 feet and a length of 326 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 306 feet and a length of 93 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 252 feet and a length of 77 feet, thence south 23 degrees east 369 feet to a point in the south line of parcel 32.02, which is also the north line of parcel 172, thence south 82 degrees west 122 feet along the north line of parcel 172, to the northwest corner of parcel 172, thence south 14 degrees east 556 feet, south 15 degrees east 254 feet, south 12 degrees west 67 feet, and south 7 degrees west 1,049 feet along the east line of parcel 32.02, to the southeast corner of parcel 32.02, which is also a point in the north right-of-way line of Goose Creek Bypass, thence west 2,517 feet along the north right-of-way line of Goose Creek Bypass, which is also the south line of parcel 32.02, to the east right-of-way line of Lewisburg Pike, which is also the southwest corner of parcel 32.02, which is also the point of beginning, and containing 132.1 acres more or less.

Map-Parcel	Acres
106-32.02 (part)	9.90
Total	9.90

Commencing at the north right-of-way line of Goose Creek Bypass, and the west right-of-way line of Old Peytonsville Road, thence generally north 2,285 feet along the west right-of-way line of Old Peytonsville Road, to the northeast corner of parcel 172, which is also a southeast corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence south 82 degrees west 598 feet, thence north 20 degrees east 314 feet, north 23 degrees east 516 feet, and north 22 degrees west 476 feet to a point in the north line of parcel 32.02, which is also the south right-of-way line of Old Peytonsville Road, thence generally southeast and south 1,357 feet along the south and west right-of-way line of Old Peytonsville Road, which is also the north and east line of parcel 32.02, to a southeast corner of parcel 32.02, which is also the point of beginning, and containing 9.9 acres more or less.

**SECTION II.** That the attached Location Map and Development Plan, as amended, shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

**SECTION III.** That the overall entitlements, as approved, for the Berry Farms Town Center PUD Subdivision are as follows:

Entitlements	Berry Farms Town Center
Base Zone District	Specific Development Variety (SD-X)
Character Area Overlay	GCCO-3 and GCCO-4c
Other Zoning Overlays	FFO
Development Standard	Traditional
Number of Dwelling Units	646 Total (143 Detached/503 Attached)
Number of Nonresidential Square Footage	1,134,625 (585,038 Retail/Commercial and 549,587 Office/Commercial)
Original Concept Plan Approval	Ordinance No. 2005-17 Date of approval: 5/10/2005

**SECTION IV.** That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

**SECTION V.** That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

\_\_\_\_\_  
**ERIC S. STUCKEY**  
City Administrator

\_\_\_\_\_  
**DR. KEN MOORE**  
Mayor

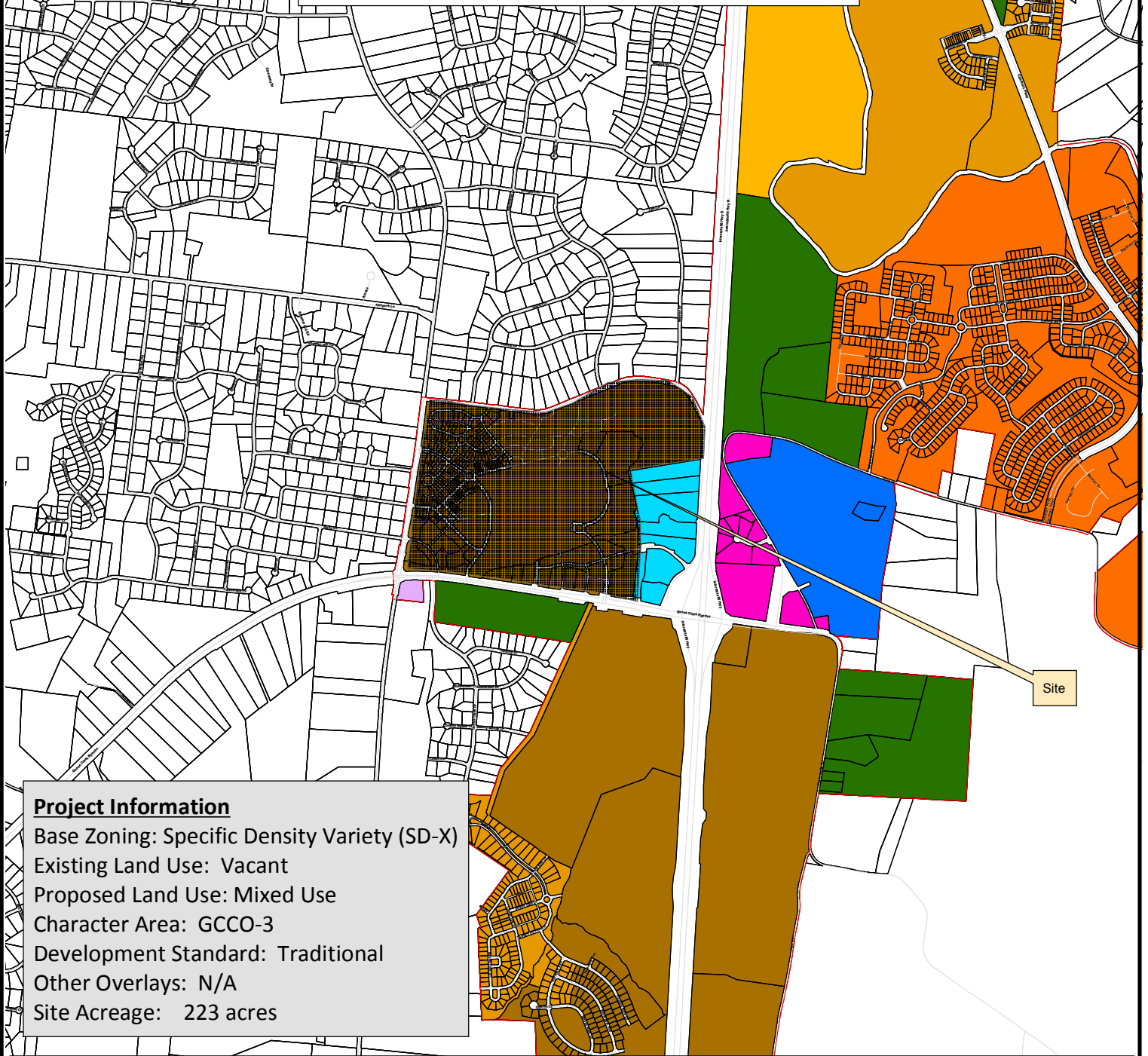
Approved as to form by:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

BERRY FARMS PUD SUBDIVISION, RESOLUTION 2016-25  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
3/24/2016



**Project Information**

Base Zoning: Specific Density Variety (SD-X)  
Existing Land Use: Vacant  
Proposed Land Use: Mixed Use  
Character Area: GCCO-3  
Development Standard: Traditional  
Other Overlays: N/A  
Site Acreage: 223 acres

- |  |                                     |
|--|-------------------------------------|
| Berry Farms Town Center                | SD-X Specific Development-Variety   |
| AG Agricultural District               | OR Office Residential District      |
| ER Estate Residential                  | GO General Office District          |
| R-1 Residential District               | CC Central Commercial District      |
| R-2 Residential District               | NC Neighborhood Commercial District |
| R-3 Residential District               | GC General Commercial District      |
| R-6 Historic Core Residential District | LI Light Industrial District        |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District        |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District |                                     |
| SD-R Specific Development-Residential  |                                     |



0 1,250 2,500 5,000  
Feet

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It was compiled from the most authentic information available.  
The City is not responsible for any errors or omissions contained hereon.  
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The Village Core

Permitted Uses

**Apartment House:** Multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

**Lobby Apartment Building:** Units enter off stair lobby with two to four units per floor.

**Corridor Apartment Building:** Units enter off double-loaded corridor, with six or more units per floor.

**Double Decker:** Two unit buildings with one unit located directly above the other.

**Flex Apartment House:** A rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first story available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

**Loft Building:** Multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

**Neighborhood Store:** A retail shop where residential units or offices can be located above.

**Town Center Shops:** A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

**Main Street Shops:** A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

**Theater:** A building providing for a multi-screen movie complex.

**Hotel:** A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

**Office Building:** A fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as the must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

**Commercial Services:** In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

**Civic and Institutional Uses:** Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Arcades and open porches do not count towards lot coverage. Lot coverage for all outbuildings shall not exceed 675 sq. ft.
6. Arcades may be built overlapping the sidewalk per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).

Building Elements –

1. Stoops, boxed windows, and bay windows may encroach into the setbacks two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

Parking Placement –

1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking generally shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

Parking Requirements (based on building use) –

**Residential:** The number of dwellings is limited by the requirement of 2 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

**Lodging:** The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

**Office:** The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

**Retail:** The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

**Civic:** Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse and others). Proposed locations are preliminary in location and subject to change.

**Theater:** Refer to Minimum Parking Requirement Matrix (p. A30).

## The Village Center

### Permitted Uses

**Apartment House:** Multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

**Lobby Apartment Building:** Units enter off stair lobby with two to four units per floor.

**Corridor Apartment Building:** Units enter off double-loaded corridor, with six or more units per floor.

**Double Decker:** Two unit buildings with one unit located directly above the other.

**Flex Apartment House:** A rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first story available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

**Loft Building:** Multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

**Flex Townhouse:** A rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Rowhouse with the first story available as a commercial space, either independently leased or in conjunction with the residential unit above. A rear alley or parking lot may accommodate the additional parking requirement.

**Flex House:** A rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Single-family house or townhouse with the front of the building available as a commercial space or as an ancillary rental unit.

**Mansion:** A building similar in appearance to a large single-family detached house, regulated in form but flexible in use. The building is able to accommodate a wide variety of uses, including apartments for rent or sale, single-room occupancy (boarding house), bed and breakfast inn, small professional offices, ground-floor retail or restaurant. Units may be for rent or sale, condominium/cooperative ownership.

**Group Homes:** A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

**Hotel:** A building to accommodate guest lodging.

**Neighborhood Store:** A retail shop where residential units or offices can be located above.

**Shopping District:** A building providing general merchandise, a range of services, recreation facilities (such as a multiplex cinema) as well as restaurants. The Shopping District can be anchored by a supermarket or junior anchor of not less than 20,000 square feet, although cinemas or smaller national retailers and specialty restaurants can be anchors as well.

**Office Building:** A fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as the must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

**Commercial Services:** In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

**Civic and Institutional Uses:** Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

### Standards:

#### Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the

- trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
6. Arcades may be built overlapping the sidewalk per the thoroughfare street standards.

#### Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

#### Building Height –

1. The maximum overall building height exclusive of attic, roof or parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix for maximum dimensions.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at 7 ft. max.

#### Parking Placement –

1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

#### Building Use –

**Residential:** The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

**Lodging:** The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

**Office:** The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

**Retail:** The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).



## The Village Edge

### Permitted Uses

**Detached House:** A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

**Cottage House:** A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

**Sideyard House:** A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

**Townhome:** Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

**Group Homes:** A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

**Civic and Institutional Uses:** Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are

preliminary in location and subject to change.

**Commercial Services:** Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). Proposed locations are preliminary in location and subject to change.

### Standards:

#### Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. Facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

#### Building Elements –

1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

#### Building Height –

1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at +7 ft. max.
6. Refer to the Building Height Matrix for maximum dimensions.

#### Parking Placement –

1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within the alley if present.

#### Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5

assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).