

ORDINANCE 2016-52

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 3 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND THE USE TABLE AND REGULATIONS PERTAINING TO SELF STORAGE FACILITIES USES."

WHEREAS, the City of Franklin, Tennessee, wishes to promote the orderly development and redevelopment of land within the City; and

WHEREAS, the Franklin Zoning Ordinance contains requirements that regulate land uses and establishes development standards to enhance the quality of developments through superior building and site design standards; and

WHEREAS, the Franklin Zoning Ordinance contains specific requirements in Chapter 3, Section 3.2, Subsection 3.2.3, Use Table, Table 3-2: Permitted Uses, and in Subsection 3.2.8(3), Self-Storage Facilities, that regulate the location and appearance of self-storage uses; and

WHEREAS, the Franklin Municipal Planning Commission and the Board of Mayor and Aldermen have reevaluated the regulations pertaining to Self-Storage Facilities and have determined that the existing use and development standards specified in the Franklin Zoning Ordinance should be updated in order to provide the necessary site development standards necessary to ensure that self-storage uses can be appropriately developed with restrictions in certain commercial districts within the City of Franklin; 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 ALDERMAN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2: Permitted Uses, of the Franklin Zoning Ordinance shall be, and is hereby, amended to delete the following text noted with a ~~strike through~~, 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
INDUSTRIAL USES																				
Self-Storage Facilities								P								P	P	P		Sec. 3.2.8 (1) and (4) (3)

SECTION II. That Chapter 3, Section 3.2, Subsection 3.2.8(3) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

3.2.8 Regulations for Industrial Uses

(3) Self-Storage Facilities

(a) One on-site apartment, not to exceed 1,500 square feet, shall be permitted for security personnel and shall be attached to, and incorporated into, the self-storage facility.

(b) Outdoor storage facilities shall not be located within required setbacks; ~~however, they shall be completely screened from public rights-of-way. and no storage doors shall front public rights-of-way.~~

~~(c) Self-storage facilities are prohibited from locating within 500 feet of an arterial street right-of-way as shown on the FMTP. However, a self-storage facility may encroach into the 500-foot setback if a buildable lot exists between the proposed self-storage facility and the arterial street or the self-storage facility site is designed as follows:~~

~~(i) — an eight-foot-high masonry screen wall shall be constructed around the portion of the self-storage facility site located within 500 feet of the arterial street right-of-way. The wall shall have columns no farther apart than 50 feet on-center;~~

~~(ii) — Within eight feet of the exterior of the masonry screen wall, canopy trees, a minimum of two inches in caliper, shall be planted every 40 to 50 feet on-center. If overhead utility lines exist, then understory trees, a minimum of 1.5 inches in caliper, shall be used with a spacing that shall be 30 to 40 feet on-center; and~~

~~(iii) — Within eight feet of the exterior of the screen wall, evergreen or deciduous shrubs with a height of at least 30 inches at installation shall be planted no farther than five feet on-center.~~

(c) For GC and SD-X zoned properties, self-storage facilities are prohibited from locating within 500 feet of an arterial or collector street right-of-way as shown on the FMTP unless the structure contains active ground floor uses (civic, institutional, commercial, and/or office) for a minimum of 50% of the gross ground floor area (including the leasing center office).

SECTION III. 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

By: _____

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PASSED SECOND READING:

PUBLIC HEARING HELD:

PASSED THIRD READING:
