

**Properties Zoned
Office Residential (OR)
In The
City of Franklin**

6/27/2017

Office Residential zoning and design concept are intended as a transition between established single family residential and intensive commercial development. Envision Franklin supports these nodes of development in a select few locations based on existing land uses, historic development patterns and adjoining uses. Office Residential is a way to allow selected, lower impact commercial uses in a unique residential setting.

The Office Residential zoning district and design concept mandate a single family residential form building. As the two maps illustrate there are a limited number of places in the City that are zoned OR currently. These areas were selected very specifically based on stringent criteria. The properties located downtown are based on their historical blend of mixed commercial/residential uses. The properties along West Main Street were selected based on the history of commercial activity in that area and the traditional residential development patterns in the surrounding streets. The identified area along Columbia Ave keep the intensive commercial uses south of the intersection of Downs Blvd and Columbia Ave and preserves the historic residential form along Columbia Ave. The London Lane and Royal Oaks intersection limits the intensive commercial uses to the area below Lakeview Drive and preserves the single family residential form on Royal Oaks. While not deemed historic, the Royal Oaks subdivision was constructed in a traditional residential pattern before Royal Oaks became an arterial roadway. The Office Residential zoning district provides selected commercial uses in a residential building form thereby providing a feasible use to an otherwise less desirable single family residence.

While it hasn't happened yet, OR zoned properties outside of the historic protection overlay could have a new building constructed. This building would have to maintain a single family residential form as dictated by the existing neighborhood it is adjacent to. Section 5.3.4 Transition Features would further regulate the building scale, massing, height, proportion, form, and general architectural style. A minimum of 40% of the lot would be required to be landscaped area (3.3.2). Other commercial zones (Neighborhood Commercial, Central Commercial, General Commercial, and General Office) require a minimum of 15%, 10%, 30%, 30% respectively. Residential zones (R-6, R-3, R-2) require a minimum of 30% and 40% respectively. Setbacks would be determined by the existing built environment and would be

allowed no closer than the closest primary building. Any parking would have to be screened under Section 5.4.5 Vehicular Use. Landscape islands would be required. Any parking would have to be behind the main façade of the building. In addition, a 10-100-foot landscape buffer would be required on the developing parcel with the lot size being the determining factor. Commercial lighting standards (which do not apply to single family residential) would limit the intensity to 10 footcandles or less and 1.0 footcandles at all the property lines.

"The proposed rezoning at 1475 Columbia has an additional layer placed on it through the Columbia Avenue Overlay (CAO). The Columbia Ave Overlay District-2 further regulates front setbacks, façade length of new buildings, roof pitch, front porches, and foundation height. Recent revisions to the CAO have included an additional restriction against internally illuminated signage, prohibiting parking between the main structure and Columbia Ave, and mandating no more than 25% of parking spaces can be allowed on the side of a building."

1102 West Main Street

Zoned Office Residential (OR)



1341 West Main Street- Across from Pueblo Real

Zoned Office Residential



1339 West Main Street (across from Pueblo Real)

Zoned Office Residential (OR)



1337 – 1341 West Main Street (Across from Pueblo Real)



Concept Imagery Envision Franklin

