



TRANSITIONAL FEATURES TEXT AMENDMENT

ZONING ORDINANCE UPATE

JCW 8 24 2017

ZONING ORDINANCE UPDATE

- STAFF WORKING ON COMPONENTS OF THE NEW ZONING ORDINANCE
- BASED ON FEEDBACK FROM CONCERNED CITIZENS AND ALDERMEN
- TRANSITIONAL FEATURES NEEDS TO BE FIRST PIECE

TRANSITIONAL FEATURES SECTION

- HELPS TRANSITION DIFFERENT LAND USES AND BUILDING FORMS
- SETS STANDARDS THAT FOCUS ON CONTEXT



5-7: The example on the bottom demonstrates effective use of transition features.

ENVISION FRANKLIN RECOMMENDATIONS

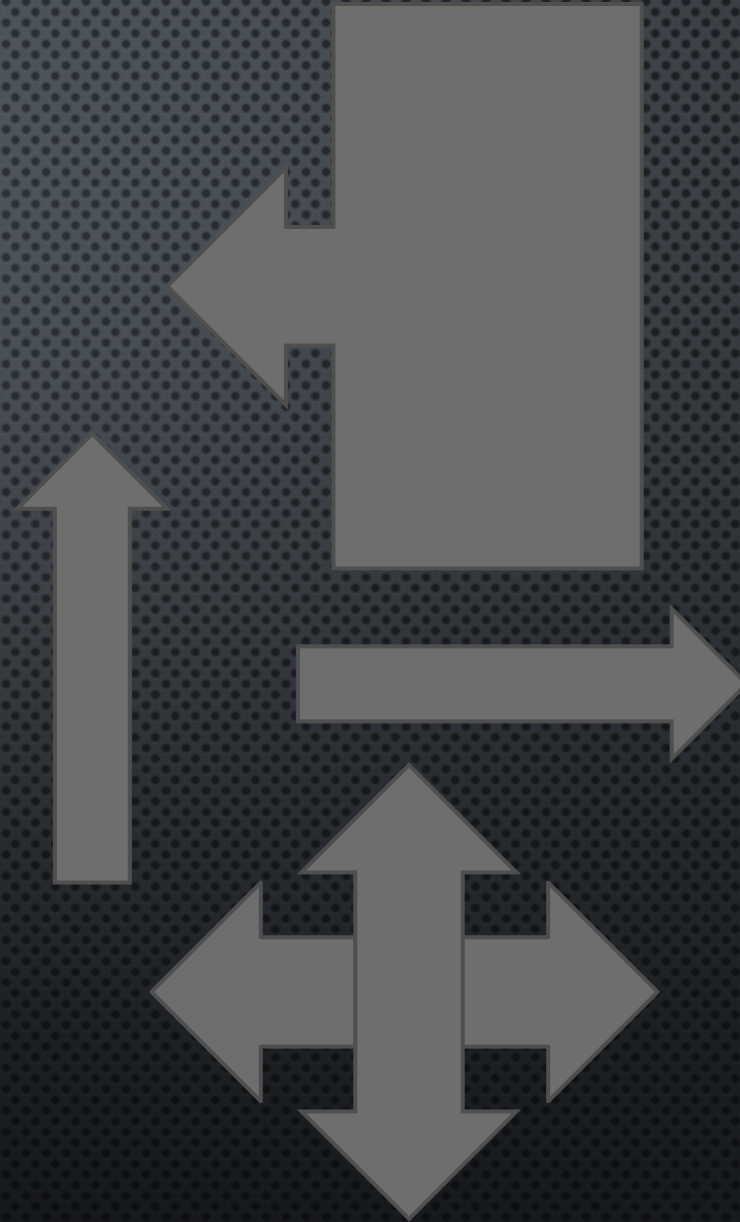
- “INFILL DEVELOPMENTS SHOULD MAINTAIN THE ESTABLISHED, TRADITIONAL RESIDENTIAL CHARACTER. CONTEXT SENSITIVITY IS A KEY COMPONENT, INCLUDING COMPATIBLE BUILDING FORM, LOT WIDTHS, AND SETBACKS.
- WHEN TEARDOWNS DO OCCUR, NEW BUILDINGS SHOULD RELATE TO AND STRENGTHEN THE CORE CHARACTERISTICS OF THE NEIGHBORHOOD WHILE MITIGATING ADVERSE IMPACTS ON ADJACENT PROPERTIES THROUGH THOUGHTFUL SITE DESIGN.”
- FRANKLIN’S HISTORIC CORE IS PARTICULARLY AFFECTED BY INFILL DEVELOPMENT WHEN IT IS INCOMPATIBLE WITH THE ESTABLISHED CHARACTER OF THE SURROUNDING AREA.





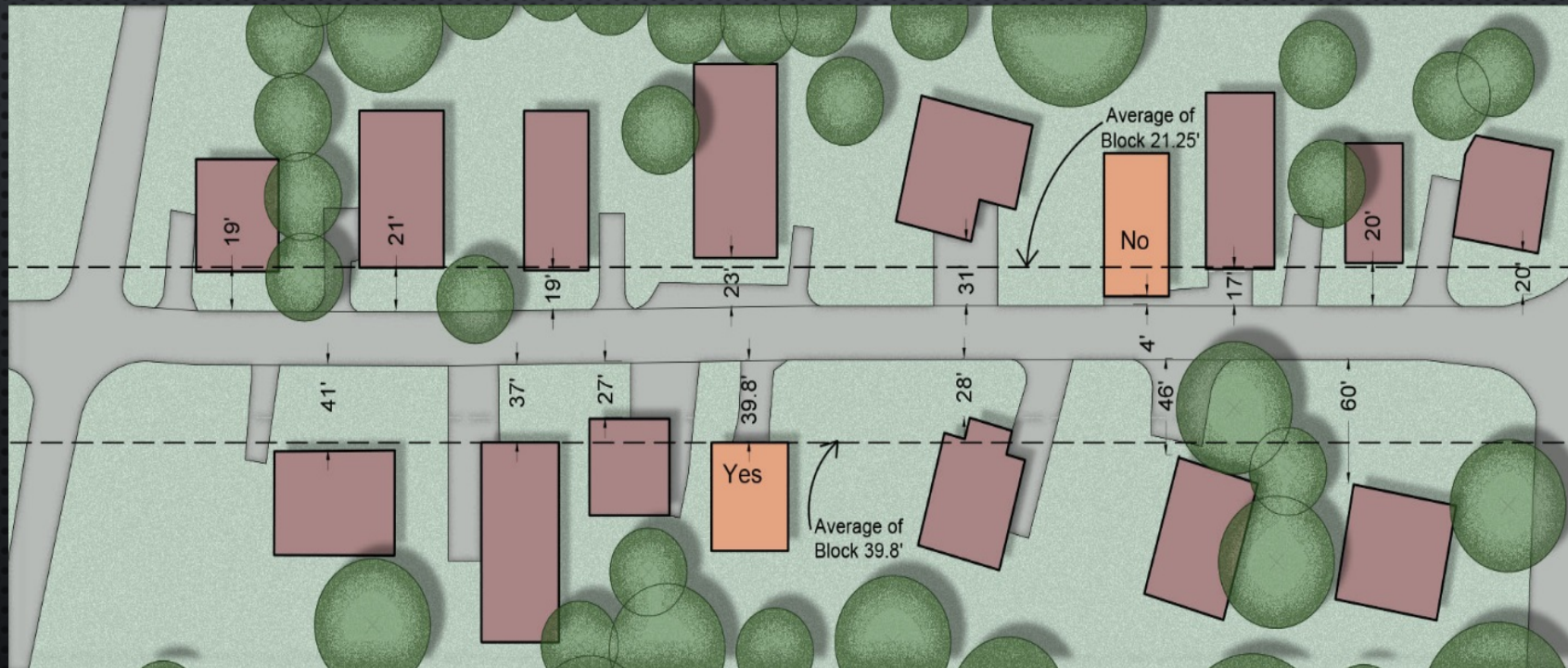
4 AREAS OF FOCUS

- BUILDING SETBACKS
- LOT WIDTHS
- LOT SIZES
- BUILDING HEIGHTS



FRONT YARD SETBACKS

- SHALL BE THE AVERAGE SETBACK OF EXISTING PRINCIPAL STRUCTURES ON THE SAME BLOCK FACE. NO NEW STRUCTURE SHALL BE LOCATED CLOSER TO THE FRONT LOT LINE THAN THE CLOSEST ADJACENT PRINCIPAL STRUCTURE. ~~USE SETBACKS THAT ARE WITHIN 25 PERCENT OF THE AVERAGE SETBACKS FOR EXISTING USES ON THE SAME BLOCK FACE PROVIDED NO NEW USE IS CLOSER TO THE RIGHT-OF-WAY THAN THE CLOSEST EXISTING PRINCIPAL STRUCTURE;~~

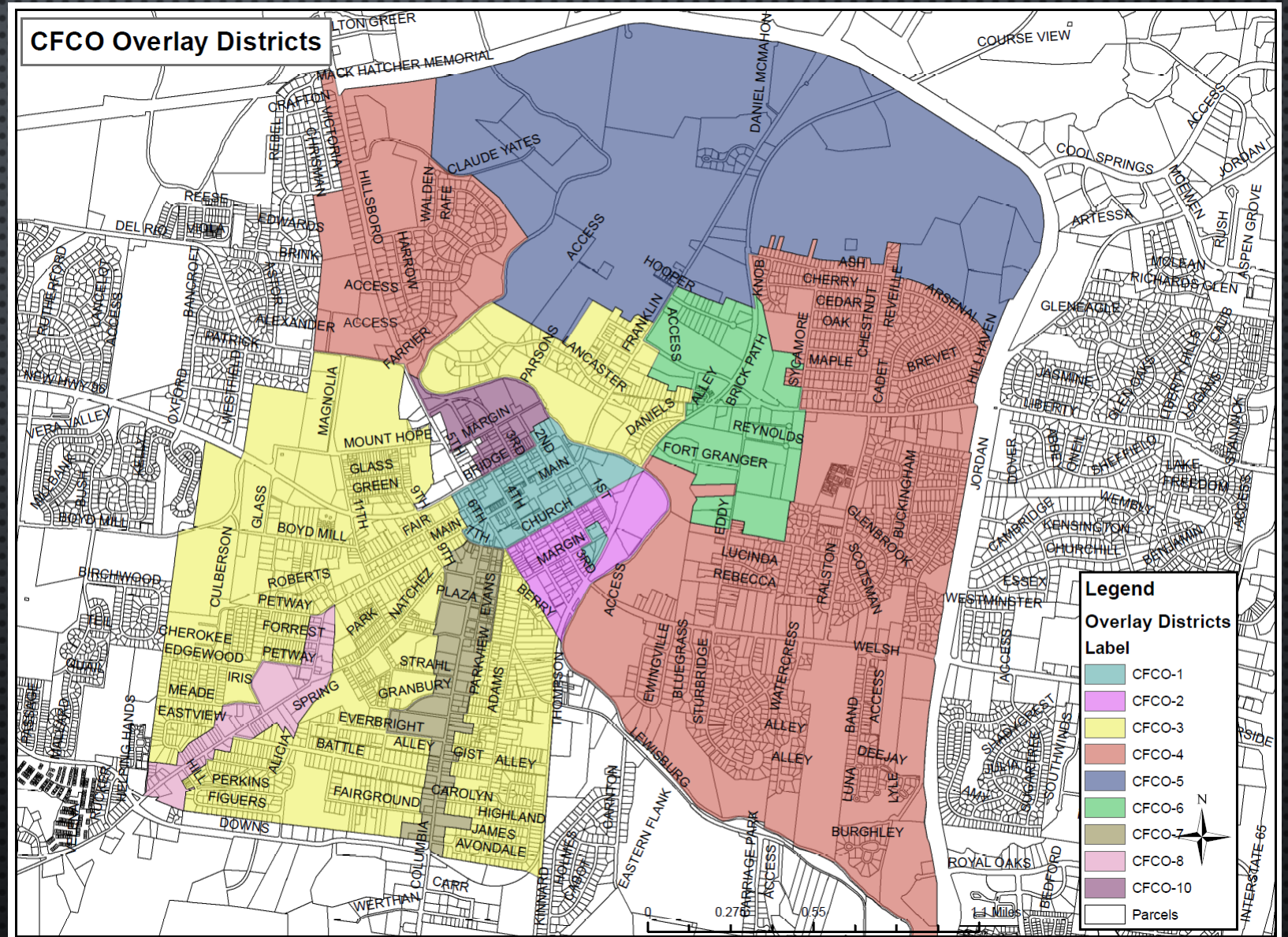


LOT WIDTHS

- ~~USE LOT WIDTHS THAT ARE 40~~ **THE LOT WIDTH FOR A NEW RESIDENTIAL LOT SHALL BE A MINIMUM OF 75** PERCENT OF THE AVERAGE LOT WIDTH FOR EXISTING LOTS ON THE SAME BLOCK; **FACE, OR ON THE NEAREST ADJACENT BLOCK FACE WHERE APPLICABLE.**

LOT SIZES

- FOR RESIDENTIAL LOTS OR LOTS ZONED OFFICE RESIDENTIAL IN CFCO DISTRICTS:
- NEW LOTS SHALL BE A MINIMUM OF 75 PERCENT OF THE AVERAGE LOT SIZE OF EXISTING LOTS ON THE SAME BLOCK FACE.



BUILDING HEIGHT



BUILDING HEIGHT: RESIDENTIAL

- **FOR RESIDENTIAL LOTS OR LOTS ZONED OR IN CFCO DISTRICTS:**
 - **BUILDING HEIGHT SHALL NOT EXCEED A HALF STORY ABOVE THE AVERAGE HEIGHT OF EXISTING BUILDINGS ON THE SAME BLOCK FACE;**
 - **BUILDING HEIGHT SHALL NOT EXCEED 30 FEET, UNLESS A HIGHER HEIGHT IS CONSISTENT WITH THE ESTABLISHED CONTEXT OF THE STREET, BUT IN NO CASE SHALL EXCEED 35 FEET;**

- **BUILDING HEIGHT SHALL BLEND WITH THE ESTABLISHED RESIDENTIAL CHARACTER OF THE STREET THROUGH USE OF:**
 - **SIMILAR ROOF SHAPES;**
 - **SIMILAR FLOOR-TO-CEILING HEIGHTS;**
 - **LOWER ROOF PITCHES;**
 - **FAÇADE WIDTHS WITHIN 25 PERCENT OF ADJACENT BUILDINGS' FAÇADE WIDTHS;**
 - **DORMERS SET BACK A MINIMUM OF ONE FOOT FROM THE EXTERIOR WALL;**
 - **MATERIALS THAT DO NOT ACCENTUATE VERTICALITY;**
 - **ONE-STORY FRONT PORCH OR ENTRY ELEMENT;**
 - **ATTACHED OR DETACHED GARAGE PLACEMENT BEHIND THE REAR PLANE OF THE PRINCIPAL STRUCTURE, UNLESS ANOTHER LOCATION IS CONSISTENT WITH THE ESTABLISHED CONTEXT ON THE STREET;**
 - **THE ENTIRE ATTACHED GARAGE FORM MUST BE SUBORDINATE AND SECONDARY IN HEIGHT, MASS, AND SETBACKS TO THE REST OF THE PRINCIPAL STRUCTURE;**
 - **METHODS OUTLINED IN SECTION 5.3.4(3)(D);**
 - **FOUNDATION HEIGHT NOT EXCEEDING 18 INCHES.**

BUILDING HEIGHT: NONRESIDENTIAL

- ~~ENSURE~~ **WHERE NONRESIDENTIAL, MIXED-USE, OR MULTIFAMILY DEVELOPMENT IS ADJACENT TO EXISTING RESIDENTIAL LOTS, THE PERCEIVED FAÇADE WIDTH AND HEIGHT ON FAÇADES FACING THE RESIDENTIAL LOTS SHALL NOT EXCEED 25 PERCENT OF THE ADJACENT BUILDING'S DIMENSIONS; OF ADJACENT STRUCTURES AND STRUCTURES ON OPPOSING SIDES OF A STREET ARE CONSISTENT WITH EACH OTHER SUCH THAT NEITHER FAÇADE EXCEEDS THE OTHER'S DIMENSIONS BY MORE THAN 25 PERCENT;**
- **AT MAJOR INTERSECTIONS OF ANY COMBINATION OF ARTERIALS AND/OR COLLECTORS IN MECO DISTRICTS, BUILDING HEIGHT SHALL BE BALANCED ACROSS THE INTERSECTION, USING A VIEWSHED ANALYSIS AS REQUIRED BY HTO, WHERE APPLICABLE;**
- **AT THE EDGE OF A ZONING DISTRICT WHERE THE ADJACENT DISTRICT HAS A LOWER MAXIMUM BUILDING HEIGHT, BUILDINGS SHALL TRANSITION IN HEIGHT USING METHODS OUTLINED IN SECTION 5.3.4(3)(D);**

TEXT AMENDMENT GOALS

- IMPLEMENT ENVISION FRANKLIN
- PROTECT ESTABLISHED NEIGHBORHOODS
- PROVIDE MORE SPECIFICITY FOR STAFF REVIEW

TABLES

TABLE 3-5: BASE DISTRICT DENSITY AND BUILDING HEIGHT [1], [2] [9]

Standard	Base Zoning Districts																		
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	Cd	GO	NC	GC	LI	HI	CI
Gross Residential Density (Max.) [3]	1 per 15 AC	0.5	1.0	2.0	3.0	6.0	[6]	[6]	10	15	20	6.0	6.0						
Building Height in Stories (Max.) [4] [9]	3	3	3	3	3	3	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3 [4]	3	3 [4]	3	3	3 [4]
<u>Landscape</u> Surface Ratio (LSR) (Min.) [8]	.70	.60	.50	.40	.40	.30	.20 [7]	.20 [7]	.30	.30	.30	.40	.10	.30	.15	.30	.20	.20	[5]

NOTES:

- [1] For lots in recorded subdivisions or approved planned unit developments (PUDs), the maximum densities shown in this table shall not apply, and the requirements shall be recommended by FMPC and set by BOMA.
- [2] Shaded cells indicate that no requirement exists.
- [3] In a TOD, the total quantity of dwelling units and/or square feet of nonresidential buildings is limited. See Subsections 5.3.7 and 5.3.10.
- [4] A maximum height of four (4) stories, not to exceed a total height of 56 feet, is permitted in PUDs if the building and site design comply with Section 5.3.4, Transitional Features. In addition, buildings within the MECO-4, MECO-5, MECO-9, GCCO-3, GCCO-4a, GCCO-4b, GCCO-4c, and GCCO-4d Character Area Overlay Districts may exceed three (3) stories, but shall not exceed six (6) stories (maximum of 84 feet in height). Buildings located within the HTO District are subject to the provisions of Section 3.4.6 of the Height Overlay District.
- [5] Developments using Traditional Area standards shall maintain a minimum LSR of 0.10, and developments using the Conventional Area standards shall maintain a minimum LSR of 0.40.
- [6] Approved entitlements shall be determined during the rezoning process; and listed on the Franklin Zoning Map.
- [7] SD district LSR requirement is .10 for CFCO-2, CFCO-3, CFCO-7, and CFCO-8 Character Areas.
- [8] Development within CFCO-1 and CFCO-9 is exempt from the minimum LSR requirement.
- [9] **Building height shall be in accordance with Subsection 5.3.4, Transitional Features. In cases where the standards of this table and Section 5.3.4 Transitional Features conflict, the more restrictive standards shall apply.**

