

Ordinance #269

An Ordinance to change the zoning book of Ashland City, Tennessee.

WHEREAS, Article 5 Section 5.052 of the zoning book be changed by adding a new district classification MR-PO Multiple Residential Professional and Office District.

NOW THEREFORE, BE IT ORDAINED, by the Mayor and City Council of the Town of Ashland City, Tennessee that said zoning book be changed as follows:

5.052.5 MR-PO Multiple Residential Professional and Office District

A. District Description:

This class of district is intended to provide adequate and suitable space in appropriate locations for medium to high-density residential uses and for medical and personal services, including limited commercial uses that are mutually compatible. Commercial uses, having a minimum of characteristics objectionable to residential uses, are permitted. In addition, use of buildings and land is permitted for community facilities and utilities necessary for general community welfare. This class of district is appropriately located between districts characterized by lower density residential development and areas of more intensive commercial use, or extensions along major traffic arteries from areas used for more intensive commercial purposes.

B. Principal Permitted Uses and Structures

Within the MR-PO Districts as shown on the Official Zoning Map, the following activities, as described in Article 2 are permitted: (All permitted uses may be combined on any zone lot subject to planning commission concurrence including compliance with all other restrictions within this ordinance.)

Residential Activities--Permanent

Dwelling, Single Family Detached  
Dwelling, Duplex  
Dwelling, Zero lot line  
Dwelling, Multi-Family

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Community Facility Activities

Administrative  
Community Assembly  
Community Education  
Cultural and Recreation Services  
Essential Public Transport, Communication and Utility Service  
Personal and Group Care Facilities  
Religious Facilities

## Commercial Activities

Entertainment and Amusement Services --limited to riding stables, art galleries, indoor recording and TV production studios

Financial, Insurance, Real Estate, and Consultive Services

Food and Beverage Services (excluding convenience stores that sell gasoline)

General Business Services excluding motor vehicle rental or leasing

General Personal Services

Professional Services---Medical and Non Medical

### C. Permitted Accessory Uses and Structures

Signs as regulated by the City Sign Ordinance.

Accessory off-street parking and loading facilities as required in Article 4.010.

Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.

Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

### D. Uses Permitted as Special Exceptions

Bed and Breakfast Home Residences as regulated under Section 7.061.16.

Animal Care and Veterinarian Services provided there is no outside housing of animals.

### E. Prohibited Uses and Structures

Any use or structure not of a nature specifically permitted herein is prohibited.

### F. Bulk Regulations

Maximum Lot Coverage 60 percent for all buildings

Maximum Building Height 40 feet except as provided in Article VI, Section 6.050.

Minimum Building Setback  
Front--35 feet  
Side---20 feet  
Rear---25 feet

Minimum Development Area  
Per Dwelling Unit 4,000 square feet

Minimum Lot Area 20,000 square feet  
Multi-Family and Multi-use Minimum Lot Area --25,000 square feet

G. Required Yard Area Regulations

Minimum Front Yard	10 feet
Minimum Side Yard	12 feet
Minimum Rear Yard	10 feet

H. Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

Landscaping as required in Article 3.130.

All required yard areas not occupied by driveways, and sidewalks shall be devoted to landscaping.

Driveways

Sidewalks

I. Other Requirements

- (1) Exterior storage of goods and materials of any kind is prohibited. The placement of waste disposal facilities shall be in the rear of building with the exception of temporary placement of garbage cans for city pick-up.
- (2) In the event that any permitted use other than residential should occupy a house, no change shall be made in the exterior appearance or architecture of the building except as may be required for public safety and as specified by the building official.
- (3) On all commercial sites, any operation producing glare shall be conducted so that direct and indirect light from the source shall not cause illumination in excess of one half (.5) footcandle when measured on the property line of an adjacent residential use.

This Ordinance shall take effect 20 days after its second passage the public welfare requiring it.

1<sup>st</sup> reading 3-11-03

Public Hearing 4-8-03

2<sup>nd</sup> reading 4-8-03

  
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Gary Norwood, Mayor

  
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Phyllis Schaeffer