

ORDINANCE 39-2014-15

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, TO PERMIT MULTIPLE FAMILY AND TOWNHOUSES IN THE C-2 GENERAL COMMERCIAL DISTRICT WITH CONDITIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE:

1. Under Chapter 3 “Zone Districts, Use Tables”, Section 3 “Zoning Districts Described”, Subsection 20 “C-2 – General Commercial District” is hereby amended by adding the following words in the first sentence between “personal and business services” and “general retail”:

“, general and professional offices, multiple family dwellings (including apartments and townhouses),”.

2. Under Chapter 3 “Zone Districts, Use Tables”, Section 4 “Land Use Tables”, Subsection 12 “Residential Uses”, within Table 3.16, Row “Multi-Family”, is hereby amended by adding Permitted with Conditions “PC” within the following zoning classification:

“C-2”

3. Under Chapter 3 “Zone Districts, Use Tables”, Section 4 “Land Use Tables”, Subsection 12 “Residential Uses”, within Table 3.16, Row “Townhouses”, is hereby amended by adding Permitted with Conditions “PC” within the following zoning classification:

“C-2”

4. Under Chapter 4 “District Bulk Regulations and Explanation”, within Table 4.7 “Commercial”, Column “C-2”, Row “Minimum Lot Area” is hereby amended by adding the note:

“(3) Maximum density of sixteen (16) dwelling units per gross acre for the tract ignoring any portion of the tract (lot or parcel) coverage used for non-residential purposes. The dwellings units may be in the same or separate structures as non-residential uses.”

5. Under Chapter 5 “Land Use Development Standards and Procedures”, Section 1 “Standards for Uses Permitted with Conditions (PC)”, Subsection 7 “Residential Uses Permitted with Conditions (PC)”, is hereby amended by adding another paragraph before “**Single Family**” as follows:

“Multi-Family and Townhouses in the C-2 District:

1. For multi-family dwellings, the following conditions shall be met:
 - A. Multi-family dwellings may be located in the same or separate structures as non-residential uses.
 - B. Single-family detached structures are permitted provided they are located on a common lot, tract or parcel in a horizontal property regime. Off-street parking and primary access to such single-family detached structures shall be to the side or rear of the dwellings.

For townhouses, the following conditions shall be met:

- A. No more than eight (8) single-family attached dwellings may be attached to one another.
 - B. Each townhouse unit must be a minimum of sixteen (16) feet wide.
 - C. Off-street parking for and primary access to townhouses shall be to the side or rear of the building containing the dwelling units.
 3. See Section 6.1.2, Paragraph A for a possible variance for off-street parking for mixed-use development with multi-family dwellings in the same or separate structures on the same tract, parcel or lot.
 4. Sidewalks along street frontages are mandatory.
6. Under Chapter 6 “Parking, Loading and Access”, Section 1 “Off-Street Parking Requirements”, Subsection 2 “Application Standards”, add the following paragraph after Paragraph A and renumber the subsequent paragraphs C through L:
- “B. In the C-2 General Commercial District with mixed or joint uses with multi-family uses (apartments or townhouses), the off-street parking requirements for residential may be reduced up to twenty percent (20%) by the Board of Zoning Appeals upon demonstration that the off-street parking demand is reduced by pedestrian traffic, transit users, senior housing, and mixed-use interaction.”

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