

ORDINANCE 18-O-02 amending Murfreesboro City Code, Appendix A – Zoning, Chart 2 and Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios, pertaining to maximum gross density and open space requirements in the RS-A Type 2 and RS-A Type 3 zoning districts, Murfreesboro Planning Department, applicant [2017-811].

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:

SECTION 1. Appendix A, Chart 2, Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios, of the Murfreesboro City Code is hereby amended as follows:

- (a) At row RS-A DISTRICT, 2. Single-family attached townhouse (suburban type), column Maximum Gross Density (D.U./Acre), delete “21.5” and substitute in lieu thereof “12”.
- (b) At row RS-A DISTRICT, 2. Single-family attached townhouse (suburban type), columns Area (Sq. Ft.) and Width (Ft.), add reference to Endnote 36.
- (c) At row RS-A DISTRICT, 3. Single-family attached townhouse (urban type), column Maximum Gross Density (D.U./Acre), delete “21.5” and substitute in lieu thereof “12”.
- (d) At row RS-A DISTRICT, 3. Single-family attached townhouse (urban type), columns Area (Sq. Ft.) and Width (Ft.), add reference to Endnote 36.
- (e) At row RS-A DISTRICT, 3. Single-family attached townhouse (urban type), column Minimum Yard Requirements, Front (Ft.), delete reference “FN” and substitute in lieu thereof Endnote 34.
- (f) At row RS-A DISTRICT, 3. Single-family attached townhouse (urban type), column Minimum Yard Requirements, Side (Ft.), delete reference “FN” and substitute in lieu thereof Endnote 32.
- (g) At row RS-A DISTRICT, 3. Single-family attached townhouse (urban type), column Maximum Height, delete reference “FN” and substitute in lieu thereof Endnote 31.

An excerpt is attached hereto.

SECTION 2. Appendix A, Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements, and Land Use Intensity Ratios, of the Murfreesboro City Code is hereby amended as follows:

- 33. Delete “consisting of ten or more acres” in the first and second lines.

Insert new 36. to read as follows:


- 36. Minimum lot area and minimum lot width shall apply to townhouses recorded on individual lots of record. For a townhouse development recorded as a horizontal property regime, the minimum lot area and width requirements shall not apply.

SECTION 3. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

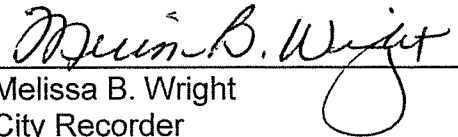
1st reading February 22, 2018

2nd reading March 8, 2018

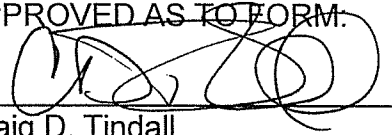


Shane McFarland, Mayor

ATTEST:



Melissa B. Wright
City Recorder

APPROVED AS TO FORM.


Craig D. Tindall
City Attorney

SEAL

Ordinance 18-O-02
 Chart 2 excerpt

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{5, 17, 25}			Maximum Gross Density ² (D.U./Acre)		Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Maximum Height ¹⁶ (Ft.)	Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.		
RS-A DISTRICT											
2. Single-family attached townhouse (suburban type)	2,000 ^[36]	20 ^[36]	35 ^[1]	5	20	35	1	0.5	0.25	none	
3. Single-family attached townhouse (urban type)	2,000 ^[36]	20 ^[36]	20 ^{[1][34]}	5 ^[32]	20	42 ^[31]	1	none	none	none	