

ARTICLE VI. CCO, CITY CORE OVERLAY DISTRICT**(A) *District description.***

- (1) *Purposes and character area delineation.* The purposes of the City Core Overlay (CCO) district are: to promote infill development that is compatible with existing development patterns; to encourage new development patterns in areas where existing patterns are inconsistent or unestablished; and to promote reinvestment in Downtown Murfreesboro and surrounding neighborhoods. The CCO encompasses four distinct areas:
 - (a) North Highland Corridor (NHCA)
 - (b) Historic Bottoms (HBCA)
 - (c) Midtown-Northwest (MNCA)
 - (d) Midtown-Southeast (MSCA)
- (2) *Development pattern subareas.* The CCO is further subdivided into development pattern subareas. Development patterns include: Downtown; Mixed Use Node; Urban Transitional; Suburban Transitional; Mixed Residential Corridor; Mixed Residential Neighborhood; Conservation Neighborhood; Adaptive Reuse; Single-Family Residential; and Urban Residential Node. Standards for each development pattern subarea are set forth in this section. Where bulk and use standards are not specified, the standards set forth in Charts 1 and 2 of this article shall apply.

(B) *Application of regulations.*

- (1) *Official zoning map.* The CCO district shall overlay land located as shown on the official zoning map of the City.
- (2) *Conflicts with other regulations.* Where there is a conflict between the provisions of this subsection and those of the underlying zoning district, the provisions of this subsection shall apply. Where there is a conflict between the provisions of this subsection and those of another overlay district, the more restrictive regulations shall apply.

- (3) *Extension and reconstruction.* The requirements set forth in this subsection shall apply to all new development in the CCO from the effective date of this Article. Notwithstanding the requirements of Section 28 of this Article, an existing structure may be extended or reconstructed one (1) time in accordance with the zoning standards in effect on December 31, 2018. All additional extensions and reconstructions shall comply with the terms of this subsection and Section 28 of this Article.
- (4) *Uses permitted.* Any use permitted by right or by special use permit in the underlying zoning classification shall also be permitted by the CCO district unless specifically listed as excluded or otherwise limited by this subsection. Uses specifically listed in this subsection as permitted (though otherwise excluded by the underlying zoning) shall be permitted as though they are listed in Chart 1 of this article as allowed by right or special use permit.
- (a) *Dwelling units permitted.* The following uses listed on Chart 1 of this article shall be permitted in the Mixed Use Node, Urban Transitional, Suburban Transitional, Mixed Residential Corridor, Mixed Residential Neighborhood, and Urban Residential Node development pattern subareas, regardless of underlying zoning.
- DWELLINGS
- Single-Family detached
- Single-Family attached
- Two-Family
- Three-Family
- Four-Family
- (b) *Additional uses permitted by right or special use permit.* The following uses listed on Chart 1 of this article shall be permitted by right or by special use permit in the Midtown-Southeast Character Area (MSCA), regardless of underlying zoning and development pattern subarea, subject to the standards in this subsection as noted below. An “X”

indicates the use is permitted by right subject to meeting the standards of this article, and an “S” indicates that the use shall be reviewed and approved by the Board of Zoning Appeals for a special use permit and shall meet the additional standards that may be required for such use by this article. A blank space indicates that the use is not permitted.

	RS-4	RS-6	RS-8	R-D	RM-12	RM-16
COMMERCIAL						
Antique shop <2000 sq ft	X	X	X	X	X	X
Art or photo studio or gallery <2000 sq ft	X	X	X	X	X	X
Barber or beauty shop	X	X	X	X	X	X
Clothing store <2000 sq ft	X			X	X	X
Delicatessen	S	S	S	S	X	X
Funeral home	X			X	X	X
Interior decorator	X			X	X	X
Laundries, self-service	S	S	S	S	S	S
Office <2000 sq ft	X	X	X	X	X	X
Restaurant and carry out restaurant	S	S	S	S	S	S
Restaurant, specialty	S	S	S	S	S	S
Restaurant, specialty-limited	S	S	S	S	S	S
Retail shop <2000 sq ft	X	X	X	X	X	X

- (c) *Mixed-use buildings.* Buildings classified as mixed-use buildings in the CCO shall include a minimum of two distinct land uses, one of which shall

be residential. No single use may constitute more than 80 percent of the total floor area of any building classified as a mixed-use building.

(5) *Uses Requiring Issuances of Special Use Permits*

The Board of Zoning Appeals (BZA) is authorized to grant special use permits for the uses specified in this subsection in accordance with the procedure for the issuance of such permits set forth in Section 8 of this article.

(6) *Uses not permitted.* The following uses listed in Chart 1 of this article and which may be otherwise permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses in the CCO district:

OTHER HOUSING

Fraternity/Sorority

Motel

INSTITUTIONS

Airport/Heliport

Pet Cemetery

COMMERCIAL

Amusements, Commercial Outdoor Motorized Except Carnivals

Carnivals

Drive-in Theater

Fireworks Retailer

Greenhouse or Nursery

Kennels

Lumber, Building Material

Motor Vehicle Sales (Automobiles)

Motor Vehicle Sales (Other than Automobiles)

Pawn Shop

Pet Crematory

Pet Funeral Home

Radio and Television Transmission Towers

Shopping Center, Regional

Shopping Center, Community

Restaurant, Drive-in

Salvage and Surplus Merchandise

Sheet Metal Shop

Taxidermy Studio

Warehousing, Transporting

Wholesaling

Wrecker Service

Wrecker Service Storage Yard

INDUSTRIAL

Animal or Poultry Slaughter, Stockyards, Rendering

Automobile Dismantlers and Recyclers

Contractor's Yard or Storage, Outdoor

Mobile Home Construction

Paper Mills

Petroleum and Coal Products Refining

Primary Metals Distribution and Storage

Saw Mills

Scrap Processing Yard

Scrap Metal Processors

Scrap Metal Distribution and Storage

Secondary Material Dealers

Stone, Clay, Grass, and Concrete Products

TRANSPORTATION AND PUBLIC UTILITIES

Garbage or Refuse Collection Service

Freight Service Facility

Truck or Motor Freight Terminal, Service Facility

Refuse Processing Treatment and Storage

Landfill

Railroad Switching Yard, Terminal, Piggyback Yard

OTHER

Metal, Sand, Stone, Gravel, Clay, Mining and Related Processing

(7) *Off-Street Parking.* Parking shall be provided in accordance with the requirements of Section 26 of this article, provided that the following provisions for the number of required parking spaces shall apply:

- (a) *Parking for Single Family Residential Structures.* Within the CCO district, one (1) off-street on-site parking space shall be required for each dwelling with one bedroom and two (2) off-street on-site parking spaces shall be required for each dwelling unit with two or more bedrooms.
- (b) *Parking for Multiple Family Residential Structures.* Within the CCO district, one (1) off-street on-site parking space shall be required for each bedroom provided in each multiple family dwelling unit.
- (c) *Parking for Commercial Uses.* Within the CCO district, parking for commercial uses shall be provided in accordance with the requirements of Section 26 and Chart 4 of this article. The number of required on-site off-street parking spaces may be reduced by 25% if on-street off-site parking is available along the street fronting the property. The number of required parking spaces may be reduced by up to 50% if the property is located within 500 feet of a publicly owned parking lot where parking is freely available to the users.
- (d) *Bicycle Parking.* Designated bicycle parking shall be provided at a ratio of one (1) space for every five hundred (500) square feet of floor area for commercial and office uses and the nonresidential portions of mixed-use developments. Bicycle parking structures and facilities shall be readily accessible and well-maintained.

- (8) *Landscaping, screening, and buffering requirements.* Landscaping shall not be required in the Downtown development pattern subarea, except as required by subsection (C)(1) of this section. Within all other development pattern subareas of the CCO district, landscaping shall be required as provided in Section 27 of this article; provided, however, within the CCO district subsections Section 27 (C)(3), (J), (K), and (L) shall not apply and instead the following subsection shall apply:
- (a) *Changes to existing buildings, structures and developments.* The requirements of this section shall be applicable to existing buildings, structures and developments under the following circumstances:
- [1] if an existing building, structure or development is expanded by seventy-five percent (75%) or more, then the entire building, structure or development shall comply with the requirements of this subsection;
 - [2] if the estimated cost of a renovation of an existing building, structure, or development equals seventy-five percent (75%) or more of the total appraised value of the existing building, structure, or development (including land), then the entire building, structure or development including parking area shall comply with the requirements of this subsection;
 - [3] if there is a change in use of an existing building, structure or development, then the entire building, structure, or development including parking area shall be required to comply with the requirements of this subsection;
 - [4] if there is a change in use of an existing building, structure or development from a residential use to a nonresidential use then the entire building, structure, or development including parking area shall be required to comply with the requirements of this subsection; or,

- [5] if the number of parking spaces for an existing building, structure or development is expanded by fifty percent (50%) or more, or the area of the parking lot is expanded by fifty percent (50%) or more, then the area of expansion shall comply with the requirements of this subsection.
- (b) *Alternative landscaping arrangements.* For projects being reviewed administratively, the Planning Director shall have the authority to permit an alternative landscaping arrangement where such an arrangement provides at least the minimum number of plantings specified in this section and satisfies the intent of this article. For projects requiring Planning Commission review and approval, the Planning Commission shall have the authority to permit such an alternative landscaping arrangement.
- (c) *Required perimeter landscaping.* Perimeter landscaping yards shall be required around all properties in the CCO except properties in the Downtown development pattern subarea and properties in other development pattern subareas where buildings are constructed to the property line(s). In cases where a building has been constructed to less than all of the property lines, perimeter landscaping yards shall be installed along the remaining boundaries of the site where practical. Unless determined otherwise by the Planning Director or Planning Commission, a perimeter landscaping yard shall have a minimum width of:
- [1] five (5) feet on a front planting yard and three (3) feet on other planting yards where the site is two (2) acres or less; or
- [2] eight (8) feet on a front planting yard and five (5) feet on other planting yards where the site is greater than two (2) acres.
- (d) *Shared planting yards.* Along a side or rear property line, the requirement for perimeter landscaping may be satisfied by the creation

and maintenance of a single planting yard with the adjacent property owner. The number of trees shall be the same as required as if it was only one perimeter landscaping for the common planting yard. Both property owners must present and execute an enforceable written agreement for the perpetual maintenance of the planting yard and record it in the Rutherford County Register of Deeds office at no expense to the City. The agreement shall be binding on any successor owner of either property.

(e) *Specifications for planting yards.* Unless otherwise specified in this subsection, the following specifications shall apply to planting yards in the CCO:

[1] Planting yards shall contain one shade tree every fifty (50) linear feet, excluding any vehicular access way. Ornamental trees may be substituted for up to sixty percent (60%) of otherwise required shade trees. Ornamental trees shall be planted not more than thirty (30) linear feet from another tree. Only ornamental trees may be planted under overhead utility lines. These trees shall be generally equally distributed along the property lines, but they are not required to be at absolute equal intervals. This will allow for some flexibility in design while discouraging long intervals without trees.

[2] Lots within the CCO district having one hundred and fifty (150) linear feet or less of lot frontage may also meet the requirement for perimeter landscaping in front planting yards as specified below. Shrubs required to be planted within a front planting yard under this provision may be planted anywhere within the front planting yard and may be mass planted to achieve a more naturalistic appearance. Ground cover is not considered a shrub. Shrubs shall be of at least two different types (small, medium, or

large being the types) and at least fifty percent (50%) of the shrubs shall be evergreen. The shrubs shall have a minimum height of eighteen (18) inches from ground level at the time of planting.

[i] With a five (5) foot front planting yard, no trees are required, but one shrub is required for every twelve and one-half (12.5) square feet of planting yard.

[ii] With an eight (8) foot front planting yard, one shade tree or two ornamental trees are required and one shrub is required for every ten (10) square feet of planting yard.

- (f) *Diversity of species.* No one tree species shall comprise more than sixty percent (60%) of the total number of trees. This provision is still met if an uneven number of trees is required and there is one tree more than sixty percent (60%) of a given species.
- (g) *Distance between planting yard and right-of-way.* All trees in a planting yard shall be planted no closer than two and one half (2.5) feet from any public right-of-way unless such planting yard is less than five (5) feet wide, in which event care shall be taken to avoid damage to trees from automobiles that may overhang the planting yard.
- (h) *Shrubs in front planting yard.* A front planting yard shall contain a number of shrubs equal to one shrub for five (5) linear feet of frontage. These required shrubs may be small, medium, or large. They may be planted anywhere within a front planting yard and may be mass planted to achieve a more naturalistic appearance. Up to fifty percent (50%) of the required number of shrubs for a front planting yard may be located in the immediate vicinity of the building, structure, or development.
- (i) *Required landscaping within parking lots and around base of buildings.* Parking lots should be effectively landscaped with trees and shrubs to: reduce the visual impact of glare, headlights, and parking lot lights;

delineate driving lanes; aid the control of stormwater runoff; and define rows of parking. Parking lots should be shaded in order to reduce the amount of reflected heat. Landscaping—including shrubs and ornamental trees—should be planted at the base of buildings as foundation plantings to aid in stormwater control, reduce the amount of reflected heat, identify significant entries into buildings, and screen unsightly elements of the building.

(j) *Landscape requirements for new parking lots.*

[1] Off-street parking areas with multiple access aisles shall be designed and constructed with landscape islands dividing at least every twelve (12) parking spaces in a row. Such islands shall have a minimum width of eight (8) feet and shall have a minimum depth equal to the depth of the adjacent parking stall(s). In addition to being designed with landscape islands dividing the rows, large parking areas with multiple rows of parking aisles shall be divided into sub-lots (sub-areas) containing no more than thirty-six spaces along either side of an aisle. Such sub-lots shall be divided by cross-access aisles allowing for cross circulation between aisles. The minimum width of such cross-access aisles shall be twenty-two (22) feet.

[2] All landscape islands shall be designed and constructed to include continuous curbing around their perimeter and shall be backfilled with topsoil to a depth of thirty (30) inches and shall be free of rock, debris, inorganic compositions, and chemical residues detrimental to plant life. All such landscape islands shall be planted with shade trees or, in appropriate circumstances, ornamental trees.

[3] The stormwater drainage plan and landscaping plan shall be coordinated so the landscaping plan enhances stormwater drainage.

(k) *Base of building landscaping requirements.*

[1] A three (3) foot minimum width landscape strip shall be provided along the front and sides adjacent to the base of buildings or separated from the building by a sidewalk. Such strip shall be planted with shrubs, trees, or other landscape materials. However, no such landscape strip shall be required within five (5) feet of a building entrance or in such a manner as to block access to a door or other significant building element or within an area used for outdoor seating for a restaurant use.

[2] The base of building landscaping requirement shall not apply to maneuvering areas and loading areas that are not visible from a public right-of-way or to land zoned H-I (Heavy Industrial) or L-I (Light Industrial) when such land is developed with a use identified as Industrial in Chart 1 of this article (Appendix A – Zoning).

[3] The base of building landscaping requirement shall not be required if it will cause the width of an access drive to the rear of a property to be reduced to less than twenty-two (22) feet.

[4] Base of building plantings shall not be required in the Downtown, Mixed Use Node, Urban Transitional, and Suburban Transitional development pattern subareas for structures built to the edge of a sidewalk or a property line.

(l) *Screening Requirements:*

[1] *Screening Requirements.* Service areas, mechanical equipment, trash containers, dumpsters, and similar unaesthetic site

elements shall be screened with the use of plant material, fences, or walls to reduce potential negative impacts.

[2] *Screening Requirements for Stormwater Management Areas.*

Stormwater management areas including detention or retention areas shall be landscaped. Such areas may be planted in a manner conducive to stormwater management with appropriate vegetation upon approval by the City Engineer.

- (9) *Streetscape Standards.* To promote harmonious development and walkability throughout the CCO, the following streetscape standards shall apply:
- (a) *Building entrances.* Building entrances shall be oriented to the primary street frontage. For corner lots, entrances shall be either oriented to the street with the higher functional classification or angled and oriented to the street intersection.
 - (b) *Sidewalks and street trees.* The applicant shall be responsible for installing sidewalks and street trees in accordance with all adopted City standards and plans. The Development Services Division in consultation with the Public Works Division shall have the authority to collect a payment in lieu of installation in cases where the City deems immediate installation impractical or undesirable.
 - (c) *Sidewalk location.* In cases where a sidewalk or any portion thereof is located on private property, a sidewalk easement permanently dedicated to the City of Murfreesboro shall be recorded.
 - (d) *Public utility easements.* If a public utility easement prevents the planting of trees due to conflicts with utility lines, drainage ways, or other necessary infrastructure components, the applicant shall provide an alternative planting arrangement that satisfies the minimum planting requirements set forth in this section. The Development Services Division in consultation with the Public Works Division shall have the authority to

collect a payment in lieu of installation in cases where the City deems immediate installation impractical or undesirable.

- (e) *Ground floor uses.* Active ground floor uses shall be required in a minimum of thirty (30) percent of the structure's frontage on the primary street. For purposes of this section, active ground floor uses shall include habitable spaces occupied by retail, office, residential, institutional, or recreational uses. Parking and mechanical and utility uses are specifically excluded.

(C) *Development pattern subareas.*

- (1) *Downtown.* The Downtown development pattern subarea is intended to allow traditional, compact development with minimal lot encumbrances. This subarea includes portions of the North Highland Corridor and Historic Bottoms character areas.

- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:

- [1] For commercial and office developments, structures shall be built to the edge of the sidewalk or the property line, whichever is closer to the street. If no sidewalk exists, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than ten (10) feet behind the front property line.

- [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.

- [3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director

shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.

- (b) *Building height for principal buildings.* The minimum height for principal buildings shall be two (2) stories. The maximum height for principal buildings shall be four (4) stories. However, mixed use buildings that include at least one (1) entire story of residential uses shall be entitled to an additional two (2) stories for a total of six (6) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.
- (d) *Parking.* On-site parking shall not be located at the front or side of any building. On-site parking shall be permitted at the rear of a building, in an underground garage, or within a parking garage.
 - [1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
 - [2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or rear driveway where practical.
- (e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

- [1] *Sidewalk.* Sidewalks in the Downtown development pattern subarea shall have minimum widths of six (6) feet and maximum widths of twelve (12) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection.
- [2] *Landscape strip.* In the Downtown development pattern area, a landscape strip shall not be required between the curb and sidewalk. In cases where a landscape strip is already established along a block, the Planning Director shall determine whether the landscape strip shall continue where the strip abuts the proposed development or shall not be continued.
- [3] *Street trees.* Street trees shall be required as determined by the Planning Director. Street trees in the Downtown development pattern subarea shall be limited to compact species that are appropriate for an urban setting.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the rear of the principal structure and shall not be visible from the public right-of-way.
- (f) *Land Uses.* Land uses in the Downtown development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, subject to the following exceptions:
- [1] Mixed use buildings that include residential uses shall be permitted.

- [2] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Downtown development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.
- (g) *Building architecture and design.* Buildings in the Downtown development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.
- [1] *Foundation plantings.* Foundation plantings shall not be required for structures built to the edge of the sidewalk. For structures with adequate front setbacks, foundation plantings shall be required at the discretion of the Planning Director.
- [2] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
- [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
- [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.

- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.
- (2) *Mixed Use Node.* The Mixed Use Node development pattern subarea is intended to allow a mix of land uses and building styles. This subarea includes portions of the North Highland Corridor, Historic Bottoms, Midtown-Northwest, and Midtown-Southeast character areas.
- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
 - [1] For commercial and office developments, structures shall be built to the edge of the sidewalk or the property line, whichever is closer to the street. If no sidewalk exists, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than fifteen (15) feet behind the front property line.
 - [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.
 - [3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
 - (b) *Building height for principal buildings.* The maximum height for principal buildings shall be three (3) stories. However, mixed use buildings that

include at least one (1) entire story of residential uses shall be entitled to an additional one (1) story for a total of four (4) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.

(c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.

(d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building, in an underground garage, or within a parking garage.

[1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.

[2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or rear driveway where practical.

(e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

[1] *Sidewalk.* Sidewalks in the Mixed Use Node development pattern subarea shall have minimum widths of six (6) feet and maximum widths of twelve (12) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk

abuts the proposed development or shall be constructed to comply with the requirements of this subsection.

- [2] *Landscape strip.* In the Mixed Use Node development pattern area, a landscape strip shall not be required between the curb and sidewalk. In cases where a landscape strip is already established along a block, the Planning Director shall determine whether the landscape strip shall continue where the strip abuts the proposed development or shall not be continued.
 - [3] *Street trees.* Street trees shall be required as determined by the Planning Director. Street trees in the Mixed Use Node development pattern subarea shall be limited to compact species that are appropriate for an urban setting.
 - [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
 - [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the rear of the principal structure and shall not be visible from the public right-of-way.
- (f) *Land Uses.* Land uses in the Mixed Use Node development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, subject to the following exceptions:
- [1] Mixed use buildings that include residential uses shall be permitted.
 - [2] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Mixed Use Node development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.

- (g) *Building architecture and design.* Buildings in the Mixed Use Node development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.
- [1] *Foundation plantings.* Foundation plantings shall not be required for structures built to the edge of the sidewalk. For structures with adequate front setbacks, foundation plantings shall be required at the discretion of the Planning Director.
- [2] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
- [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
- [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.
- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.

- (3) *Urban Transitional.* The Urban Transitional development pattern subarea is intended to provide a physical transition between the Downtown development pattern and more suburban development patterns. This subarea includes lots in the Historic Bottoms Character Area that have street frontage along Southeast Broad Street between South Church Street and South Maney Avenue.
- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
- [1] For commercial and office developments, structures shall be built to the edge of the sidewalk or the property line, whichever is closer to the street. If no sidewalk exists, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty-five (25) feet behind the front property line.
- [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty-five (25) feet behind the front property line.
- [3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two (2) stories. However, mixed use buildings that include at least one (1) entire story of residential uses shall be entitled to an additional one (1) story for a total of three (3) stories. In no case shall

any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.

(c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.

(d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building, in an underground garage, or within a parking garage.

[1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.

[2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or rear driveway where practical.

(e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

[1] *Sidewalk.* Sidewalks in the Urban Transitional development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection.

[2] *Landscape strip.* In the Urban Transitional development pattern area, a landscape strip having a minimum width of six (6) feet

shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.

- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

(f) *Land Uses.* Land uses in the Urban Transitional development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, subject to the following exceptions:

- [1] Mixed use buildings that include residential uses shall be permitted.
- [2] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Urban Transitional development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.

- (g) *Building architecture and design.* Buildings in the Urban Transitional development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.
- [1] *Foundation plantings.* Foundation plantings shall not be required for structures built to the edge of the sidewalk. For structures with adequate front setbacks, foundation plantings shall be required.
- [2] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
- [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
- [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.
- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.
- (4) *Suburban Transitional.* The Suburban Transitional development pattern subarea is intended to provide a physical transition between the Downtown development pattern and more suburban development patterns. This subarea includes lots in the Historic

Bottoms Character Area that have street frontage along Southeast Broad Street between South Maney Avenue and Mercury Boulevard.

- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
- [1] For commercial and office developments, structures shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.
 - [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty-five (25) feet behind the front property line.
 - [3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two (2) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.

- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building, in an underground garage, or within a parking garage.
- [1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
- [2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley, secondary street, or rear driveway where practical.
- (e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:
- [1] *Sidewalk.* Sidewalks in the Suburban Transitional development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection.
- [2] *Landscape strip.* In the Suburban Transitional development pattern area, a landscape strip having a minimum width of six (6) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the

strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.

- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

(f) *Land Uses.* Land uses in the Suburban Transitional development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, provided the following exceptions:

- [1] Mixed use buildings that include residential uses shall be permitted.
- [2] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Suburban Transitional development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.

(g) *Building architecture and design.* Buildings in the Suburban Transitional development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.

- [1] *Foundation plantings.* Foundation plantings shall not be required for structures built to the edge of the sidewalk. For structures

with adequate front setbacks, foundation plantings shall be required at the discretion of the Planning Director.

- [2] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.

(h) *Accessory structures.* Accessory structures shall be designed as follows:

- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.

- [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.

- [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.

- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.

(5) *Mixed Residential Neighborhood.* The Mixed Residential Neighborhood development pattern subarea is intended to allow a range of residential use types with limited office or commercial uses at intersections. This subarea includes lots in the North Highland Corridor Character Area.

- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:

- [1] For commercial and office developments, structures shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.
- [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.
- [3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two and one-half (2.5) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.
- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking including garages attached to residential structures shall be situated a minimum of ten (10) feet behind the front façade of the structure.

- [1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office use accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
 - [2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or secondary street, where practical. Private parking lots may be accessed from primary streets.
- (e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:
- [1] *Sidewalk.* Sidewalks in the Mixed Residential Neighborhood development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection.
 - [2] *Landscape strip.* In the Mixed Residential Neighborhood development pattern area, a landscape strip having a minimum width of six (6) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the

new portion of the landscape strip shall comply with this standard.

- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

(f) *Land Uses.* Land uses in the Mixed Residential Neighborhood development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, provided the following exceptions:

- [1] Live-work buildings that include residential uses shall be permitted.
- [2] Mixed use buildings shall be permitted on corner lots. However, office and commercial uses shall be limited to the ground floor of any mixed use building.
- [3] Mixed use, office, and commercial structures shall not be located mid-block. Such uses shall be limited to corner lots.
- [4] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Mixed Residential Neighborhood development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.

- (g) *Building architecture and design.* Buildings in the Mixed Residential Neighborhood development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.
- [1] *Fencing.* Wrought-iron or aluminum fencing with a maximum height of four feet may be installed between the sidewalk and the primary structure to delineate public and private space. Alternative fence materials may be approved by the Planning Director. Fencing shall not obstruct line of sight for vehicular traffic. Opaque fencing shall not be permitted in any front yard.
- [2] *Multi-unit residential buildings.* Residential buildings with multiple dwelling units shall be designed to resemble single-family detached houses. This may be accomplished by locating separate entry doors on multiple sides of the building or by having a single front entry door on the front façade with multiple internal entry doors. The maximum number of dwelling units in any structure shall be four (4).
- [3] *Urban design.* Buildings in the Mixed Residential Neighborhood development pattern subarea shall incorporate architectural features that are typical of urban neighborhoods. These features may include porches, stoops, bays, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.
- [4] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.

- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
 - [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
 - [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.
 - [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.
- (6) *Mixed Residential Corridor.* The Mixed Residential Corridor development pattern subarea is intended to allow a range of residential use types with limited office or commercial uses at intersections. This subarea includes lots in the North Highland Corridor Character Area.
- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
- [1] For commercial and office developments, structures shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.
 - [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.

[3] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.

- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be four (4) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.
- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking including garages attached to residential structures shall be situated a minimum of ten (10) feet behind the front façade of the structure.

[1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.

[2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley or secondary street, where practical. Private parking lots may be accessed from primary streets.

(e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

- [1] *Sidewalk.* Sidewalks in the Mixed Residential Corridor development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection.
- [2] *Landscape strip.* In the Mixed Residential Corridor development pattern area, a landscape strip having a minimum width of four (4) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.
- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure

and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

- (f) *Land Uses.* Land uses in the Mixed Residential Corridor development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, provided the following exceptions:
- [1] Live-work buildings that include residential uses shall be permitted.
 - [2] Mixed use buildings shall be permitted on corner lots. However, office and commercial uses shall be limited to the ground floor of any mixed use building.
 - [3] Mixed use, office, and commercial structures shall not be located mid-block. Such uses shall be limited to corner lots.
 - [4] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Mixed Residential Corridor development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.
- (g) *Building architecture and design.* Buildings in the Mixed Residential Corridor development pattern subarea shall comply with the design standards set forth in the Murfreesboro Design Guidelines.
- [1] *Fencing.* Wrought-iron or aluminum fencing with a maximum height of four feet may be installed between the sidewalk and the primary structure to delineate public and private space. Alternative fence materials may be approved by the Planning Director. Fencing shall not obstruct line of sight for vehicular traffic. Opaque fencing shall not be permitted in any front yard.
 - [2] *Urban design.* Buildings in the Mixed Residential Corridor development pattern subarea shall incorporate architectural

features that are typical of urban neighborhoods. These features may include porches, stoops, bays, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.

- [3] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.

(h) *Accessory structures.* Accessory structures shall be designed as follows:

- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.

- [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.

- [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.

- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.

- (7) *Conservation Neighborhood.* The Conservation Neighborhood development pattern subarea is intended to allow new development that is consistent with the traditional development patterns found throughout Murfreesboro's early neighborhoods. Uses in this subarea should be predominantly residential. This

subarea includes lots in the North Highland Corridor, Midtown-Northwest, and Midtown-Southeast character areas.

- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
- [1] For residential developments, the structure shall be built to the average front setback of all structures on the same block face.
 - [2] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two and one-half (2.5) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage shall be fifty (50) percent, regardless of underlying zoning.
- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking including garages attached to residential structures shall be situated a minimum of ten (10) feet behind the primary front façade of the structure.
- [1] *Parking garages.* Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.

[2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley, secondary street, or rear driveway where practical. Private parking lots may be accessed from primary streets.

(e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

[1] *Sidewalk.* Sidewalks in the Conservation Neighborhood development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection. Where a sidewalk is not practical, the Planning Director in consultation with the City Engineer shall have the authority to waive the sidewalk requirement and require a payment-in-lieu of sidewalk construction.

[2] *Landscape strip.* In the Conservation Neighborhood development pattern area, a landscape strip having a minimum width of four (4) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.

[3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees

shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.

[4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.

[5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

(f) *Land Uses.* Land uses in the Conservation Neighborhood development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, provided the following exceptions:

[1] Home occupations shall be permitted in accordance with Section 9(D)(2)(rr) of this article.

[2] For Properties having underlying R-D zoning, duplex residential units shall not be required to have a shared wall.

[3] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted as principal uses within the Conservation Neighborhood development pattern subarea. Section 24(VI)(B)(5) of this article identifies such uses.

(g) *Building architecture and design.* Buildings in the Conservation Neighborhood development pattern subarea shall be designed to be compatible with existing surrounding development.

[1] *Building materials.* Buildings shall be constructed of a material that is consistent with a traditional urban residential area. Such materials may include brick, stone, or cementitious siding. Other traditional, authentic materials such as stucco and board-and-

batten may be approved by the Planning Director or Planning Commission.

- [2] *Urban design.* Buildings in the Conservation Neighborhood development pattern subarea shall incorporate architectural features that are typical of urban neighborhoods. These features may include porches, bays, columns, chimneys, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.
 - [3] *Design modifications.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design modifications in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design modifications.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
 - [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
 - [3] *Height.* An accessory structure shall not have a height greater than that of its principal structure. In no case shall an accessory structure have a height greater than two (2) stories.
 - [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.

- (8) *Adaptive Reuse.* The Adaptive Reuse development pattern subarea is intended to encourage reuse of existing structures in a way that is compatible and not disruptive to adjacent residential areas. This subarea includes lots in the Midtown-Northwest and Midtown-Southeast character areas.
- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
- [1] For commercial and office developments, structures shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty-five (25) feet behind the front property line.
- [2] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty-five (25) feet behind the front property line.
- [2] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.
- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two and one-half (2.5) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage shall be fifty (50) percent, regardless of underlying zoning.

- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking shall be situated a minimum of ten (10) feet behind the front façade of the structure.
- [1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
- [2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley, secondary street, or rear driveway where practical. Private parking lots may be accessed from primary streets.
- (e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:
- [1] *Sidewalk.* Sidewalks in the Adaptive Reuse development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection. Where a sidewalk is not practical, the Planning Director in consultation with the City Engineer shall have the authority to waive the sidewalk requirement and require a payment-in-lieu of sidewalk construction.

- [2] *Landscape strip.* In the Adaptive Reuse development pattern area, a landscape strip having a minimum width of four (4) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.
- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.
- (f) *Land Uses.* Land uses in the Adaptive Reuse development pattern subarea shall be limited to those listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District, provided the following exceptions:
- [1] Home occupations shall be permitted in accordance with Section 9(D)(2)(rr) of this article.
- [2] For properties having underlying R-D zoning, duplex residential units shall not be required to have a shared wall.
- [3] Certain uses which may otherwise be permitted by right or special use permit in the underlying zoning district shall not be permitted

as principal uses within the Adaptive Reuse development pattern subarea. Section 24(VI)(B)(4) of this article identifies such uses.

- (g) *Building architecture and design.* Buildings in the Adaptive Reuse development pattern subarea shall be designed to be compatible with existing surrounding development.
- [1] *Building materials.* Buildings shall be constructed of a material that is consistent with a traditional urban residential area. Such materials may include brick, stone, or cementitious siding. Authentic materials such as stucco and board-and-batten may be approved by the Planning Director or Planning Commission.
- [2] *Urban design.* Buildings in the Adaptive Reuse development pattern subarea shall incorporate architectural features that are typical of urban neighborhoods. These features may include porches, bays, columns, chimneys, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.
- [4] *Consistent design.* All new buildings in the Adaptive Reuse development pattern subarea shall be constructed in a manner consistent with a single-family residential house, regardless of intended use.
- [3] *Design variances.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design variances in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design variances.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:

- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
 - [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
 - [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.
 - [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.
- (9) *Single-Family Residential.* The Single-Family Residential development pattern subarea is intended to allow new single-family residential development that is consistent with existing residential development patterns found throughout Murfreesboro's early neighborhoods. Uses in this subarea should be predominantly residential, though compatible institutional uses may be permitted as well. This subarea includes lots in the North Highland Corridor character area.
- (a) *Setbacks for principal buildings.* Minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Front setbacks shall be as follows:
 - [1] For residential developments, the structure shall be built to the average front setback of all structures on the same block face.
 - [2] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning

Commission, the Planning Commission shall have the authority to make such a determination.

- (b) *Building height for principal buildings.* The maximum height for principal buildings shall be two and one-half (2.5) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.
- (c) *Lot coverage.* Maximum lot coverage shall be thirty (30) percent, regardless of underlying zoning.
- (d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking shall be situated a minimum of ten (10) feet behind the front façade of the structure.
 - [1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow the design standards set forth in the Murfreesboro Design Guidelines.
 - [2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley, secondary street, or rear driveway where practical. Private parking lots may be accessed from primary streets.
- (e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:
 - [1] *Sidewalk.* Sidewalks in the Single-Family Residential development pattern subarea shall have widths of six (6) feet. In cases where

an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection. Where a sidewalk is not practical, the Planning Director in consultation with the City Engineer shall have the authority to waive the sidewalk requirement and require a payment-in-lieu of sidewalk construction.

- [2] *Landscape strip.* In the Single-Family Residential development pattern area, a landscape strip having a minimum width of four (4) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.
- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

- (f) *Land Uses.* Land uses in the Single-Family Residential development pattern subarea shall be limited to detached single-family residential dwelling units and accessory structures, regardless of the permitted uses listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District. The following exceptions shall apply:
- [1] Home occupations shall be permitted in accordance with Section 9(D)(2)(rr) of this article.
 - [2] Institutional uses permitted by the underlying zoning district may be permitted in the Single-Family Residential development pattern subarea, provided that such uses are designed to be compatible with a traditional single-family residential neighborhood in scale, massing, and appearance.
- (g) *Building architecture and design.* Buildings in the Single-Family Residential development pattern subarea shall be designed to be compatible with existing surrounding development.
- [1] *Building materials.* Buildings shall be constructed of a material that is consistent with a traditional urban residential area. Such materials may include brick, stone, or cementitious siding. Authentic materials such as stucco and board-and-batten may be approved by the Planning Director or Planning Commission.
 - [2] *Urban design.* Buildings in the Single-Family Residential development pattern subarea shall incorporate architectural features that are typical of urban neighborhoods. These features may include porches, bays, columns, chimneys, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.
 - [3] *Design variances.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design variances in cases where demonstrated hardships exist or where a

nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design variances.

- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
 - [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
 - [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.
 - [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.
- (10) *Urban Residential Node.* The Urban Residential Node development pattern subarea is intended to allow new compact residential development that is both appropriate for street intersections and compatible with existing adjacent development. Uses in this subarea should be predominantly residential, though compatible institutional uses may be permitted as well. Traditional townhouse, row house, and brownstone units would be appropriate for this development pattern. This subarea includes lots in the North Highland Corridor, Midtown-Northwest and Midtown-Southeast character areas.
- (a) *Setbacks for principal buildings.* Along exterior property boundaries, the minimum side and rear setbacks shall be consistent with those of the underlying zoning district. Structures on a single lot of record shall have a minimum internal separation of ten (10) feet or the minimum established

in the building code adopted by the City of Murfreesboro and in effect at the time of site plan application, whichever is greater. Front setbacks shall be as follows:

[1] For residential developments, the structure shall be built to the average front setback of all structures on the same block face, provided that no structure shall be built more than twenty (20) feet behind the front property line.

[2] For institutional developments, the structure shall have a front setback appropriate to the scale and purpose of the building. For projects being reviewed administratively, the Planning Director shall have the authority to determine the appropriate front setback. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to make such a determination.

(b) *Building height for principal buildings.* The maximum height for principal buildings shall be three (3) stories. In no case shall any building have a height more than fifty (50) percent over that of the highest adjacent building. Average story height shall be calculated at fourteen (14) feet. Height shall be measured to eave or roof deck.

(c) *Lot coverage.* Maximum lot coverage may be one hundred (100) percent, regardless of underlying zoning.

(d) *Parking.* Shared and/or combined parking is encouraged where practical. On-site parking shall be permitted at the rear of a building. For residential structures, parking may be permitted in front of the primary structure, provided that all parking shall be situated a minimum of ten (10) feet behind the front façade of the structure.

[1] *Parking garages.* A parking garage with frontage on any public right-of-way shall include ground-level commercial or office uses accessible from the public sidewalk. Parking garages shall follow

the design standards set forth in the Murfreesboro Design Guidelines.

[2] *Access to private parking lots.* A private parking lot located to the rear of a building shall be accessed via an alley, secondary street, or rear driveway where practical. Private parking lots may be accessed from primary streets.

(e) *Streetscape.* Where applicable, streetscape design shall be consistent with the Main Street Revitalization Plan. On streets or blocks that are not included in the Main Street Revitalization Plan, the following standards shall apply:

[1] *Sidewalk.* Sidewalks in the Urban Residential Node development pattern subarea shall have widths of six (6) feet. In cases where an established nonconforming sidewalk width exists on a block where new development is proposed, the Planning Director shall determine whether the established width shall continue where the sidewalk abuts the proposed development or shall be constructed to comply with the requirements of this subsection. Where a sidewalk is not practical, the Planning Director in consultation with the City Engineer shall have the authority to waive the sidewalk requirement and require a payment-in-lieu of sidewalk construction.

[2] *Landscape strip.* In the Urban Residential Node development pattern area, a landscape strip shall not be required on any street frontage having a sidewalk with a minimum width of ten (10) feet. On any street frontage having a sidewalk with a width of less than ten (10) feet, a landscape strip having a minimum width of four (4) feet shall be required between the curb and sidewalk. In cases where a nonconforming landscape strip is already established along a block, the Planning Director shall determine whether the

nonconforming landscape strip width shall continue where the strip abuts the proposed development or the new portion of the landscape strip shall comply with this standard.

- [3] *Street trees.* Street trees shall be required and shall be located within the required landscape strip where practical. Street trees shall be installed at minimum intervals of every fifty (50) feet and shall have a minimum caliper inch D.B.H. (diameter at breast height) of three (3) inches.
- [4] *Site lighting.* Pedestrian-scaled street lighting shall be required along all street frontages.
- [5] *Service areas.* Service areas, solid waste enclosures, and utility boxes shall be located at the side or rear of the principal structure and shall be fully screened with landscaping from the public right-of-way and adjacent residential areas.

- (f) *Land Uses.* Land uses in the Urban Residential Node development pattern subarea shall be limited to attached and detached single-family residential dwelling units and accessory structures, regardless of the permitted uses listed for the underlying zoning district in Chart 1, Uses Permitted by Zoning District. The following exceptions shall apply:
 - [1] Home occupations shall be permitted in accordance with Section 9(D)(2)(rr) of this article.
 - [2] Institutional uses permitted by the underlying zoning district may be permitted in the Urban Residential Node development pattern subarea, provided that such uses are designed to be compatible with a traditional single-family residential neighborhood in scale, massing, and appearance.
- (g) *Building architecture and design.* Buildings in the Urban Residential Node development pattern subarea shall be designed to be compatible with existing surrounding development.

- [1] *Building materials.* Buildings shall be constructed of a material that is consistent with a traditional urban residential area. Such materials may include brick, stone, or cementitious siding. Authentic materials such as stucco and board-and-batten may be approved by the Planning Director or Planning Commission.
 - [2] *Urban design.* Buildings in the Urban Residential Node development pattern subarea shall incorporate architectural features that are typical of urban neighborhoods. These features may include porches, bays, columns, chimneys, and dormers. Other architectural features such as windows and shutters shall be compatible with typical urban residential development.
 - [3] *Design variances.* For projects being reviewed administratively, the Planning Director shall have the authority to grant design variances in cases where demonstrated hardships exist or where a nonconforming unique design is deemed appropriate. For projects being reviewed by the Planning Commission, the Planning Commission shall have the authority to grant such design variances.
- (h) *Accessory structures.* Accessory structures shall be designed as follows:
- [1] *Location.* Accessory structures shall be located to the rear of the principal structure.
 - [2] *Setbacks.* Minimum accessory structure setbacks shall be consistent with those of the underlying zoning district. In no case shall an accessory structure be located less than five (5) feet from any other structure.
 - [3] *Height.* An accessory structure shall not have a height greater than two (2) stories. In no event shall an accessory structure have a height greater than that of the principal structure.

- [4] *Building architecture and design.* An accessory structure shall be constructed in a style and of material(s) consistent with that (those) of the primary structure.