

ORDINANCE #15-12

**AN ORDINANCE TO AMEND ARTICLE 2.2.3 AND ARTICLE 2.2.5 OF ZONING
ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE
PERTAINING TO RESIDENTIAL ZONING DISTRICTS**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, the Town of Nolensville Planning Commission has considered proposed revisions to Article 2 Zoning Districts section of the Nolensville Zoning Ordinance; and

WHEREAS, the Town of Nolensville Planning Commission, on July 14, 2015, approved recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text revising Article 2 Zoning Districts to create a Suburban Residential (SR1) district and eliminating the Village Fringe and Urban Residential Districts; and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

Section 1. Delete all of Article 2.2.3 Urban Residential (UR).

Section 2. Create new residential zoning district entitled as below with standards set forth in a new article 2.2.3 that reads as follows:

2.2.3 Suburban Residential (SR1) The intent of this district is to permit the development of low density detached housing. The minimum lot size is twenty five thousand (25,000) square feet.

AREA & LOT REGULATIONS – SUBURBAN RESIDENTIAL (SR1)	
Maximum gross density per acre	1.4
Min. Lot Area (in square feet)	25,000
Max. Lot Area (in square feet)	N/A
Min. Lot Width at Building Area (in feet)	100'
Min. Front Yard Setback (in feet)	
Fronting Arterial Road	75'
Fronting Collector	60'
Fronting Local Road	40'

Min. Side Yard Setback (in feet-interior)	20'
Min. Side Yard Setback (in feet-exterior)	25'
Min. Rear Yard Setback (in feet)	30'
Max. first floor area	N/A
Max. Impervious Surface Ratio (ISR)	0.35*
Max. Building Height (in feet)	35'
Minimum Green Space Required	15%
Maximum block length for subdivisions	800'

* Only applies to non-residential buildings in these residential zones. Accessory residential buildings shall not exceed 750 square feet.

All residential dwelling units are required to have two off street parking spaces. Minimum amount of side or rear entry garages shall be 90%. Front entry garage facings shall be setback a minimum of 3' from the front building façade. Lots on the preliminary and final plats shall be designated as to garage entry types.

Permitted Uses:

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

Permitted with Conditions:

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility
- Day Care Centers as part of an approved PUD plan
- Retail and Office businesses as part of an approved PUD/PCD plan

Prohibited Uses:

Any use or structure not specifically permitted by right or by conditional use is prohibited.

DISTRICT STANDARDS

Standards for the SR1 district are the same as the SR district. Please see section under Article 2.2.2.

Section 3: Delete all of Article 2.2.5 Village Fringe (VF) and reserve the article number 2.2.5 for future use.

Section 4: The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

Section 5: The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Jimmy Alexander, Mayor

Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____