

Madison Street District Overlay

The purpose of the Madison Street Corridor Urban Design Overlay District is to coordinate the physical improvements that will be made to this important corridor by both public and private entities. The overlay zoning district is placed “over” the base zoning in an area in order to modify the base zoning’s regulatory standards. The overlay district alters such standards as building placement, size and height, parking and access, landscaping and buffering, and signage, but does not determine the use of the property. The use is governed by the underlying base zoning.

Legend

Madison St District Overlay

Subdistricts

Historic

Walnut Hill/Liberty Parkway

Hilldale/Memorial Drive

Beachhaven/Barksdale

Residential

Richview Road

Highway

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

The Madison Street Corridor Urban Design Overlay District has been divided into seven distinct subdistricts based on the desired development character in the corridor. Where appropriate, specific design standards have been for each Subdistrict. The Subdistricts are described below.

Centers are intended to be the focal point of redevelopment in the corridor. They focus on the creation of walkable places. Center subdistricts within the Madison Street Corridor UDO include:

- Walnut Hill/Liberty Parkway
- Hilldale/Memorial Drive
- Beachhaven/Barksdale Elementary
- Richview Road

Transition Subdistricts are located between the Centers. They are intended to reinforce the underlying base zoning building standards. They include:

- Historic
- Residential
- Highway

- Design review shall apply to all sides of a building. Any discernable changes will require approval from the Design Review Board (* indicates Administrative rather than Board function):
- a. Demolition of Contributing Structures
 - b. Proposed New Construction/Exterior Remodeling/Modifications
 - c. Relocation of Buildings
 - d. Exterior Repair or Repainting*
 - e. Window Changes In-Kind*
 - f. Landscaping meeting the minimum requirements of Chapter 7 of the Zoning Ordinance*
 - g. Signage and Awnings*
 - h. Sidewalk Changes or Improvements on private property
 - i. Exterior Lighting Changes or Improvements
 - j. Parking Lot Construction, Changes or Improvements that modify parking locations, number of parking spaces or circulation patterns

The functions above marked with an asterisk (*) are considered administrative in nature, and may be approved at the Staff Level if all objective standards are met. However, the staff will forward the application for action by the full Design Review Board for review and approval if there is a question about meeting the standards or if the applicant is requesting a variance from the standards.

TABLE 9.1: BUILDING STANDARDS BY SUBDISTRICTS						
STANDARD	CENTER SUBDISTRICTS				TRANSITION ZONES	
	WALNUT HILL/ LIBERTY PARKWAY	HILLDALE/ MEMORIAL DRIVE	BEACHAVE N/ BARKSDALE	RICHVIEW ROAD	HISTORICAL, RESIDENTIAL & HIGHWAY	
SETBACKS						
MIN. BUILDING FRONT SETBACK LINE	5 FEET	5 FEET	5 FEET	25 FEET	BUILDINGS SHALL BE LOCATED AND SIZED ACCORDING TO BASE ZONING	
MAX. BUILDING FRONT SETBACK LINE	30 FEET	30 FEET	30 FEET	50 FEET		
MIN. BUILDING SIDE SETBACK- INTERIOR LOT/COVERAGE	ACCORDING TO BASE ZONING					
MINIMUM REAR BUILDING SETBACK LINE						
ADJACENT TO RESIDENTIAL	ACCORDING TO BASE ZONING					
ADJACENT TO NON RESIDENTIAL	5 FEET	5 FEET	5 FEET	5 FEET	BUILDINGS SHALL BE LOCATED AND SIZED ACCORDING TO BASE ZONING	
MIN. FRONT FAÇADE AT SETBACK LINE	60%	80%	60%	40%		
BUILDING CONFIGURATION						
MAX. BUILDING HEIGHT (a)	45 FEET	75 FEET	60 FEET	45 FEET	BUILDINGS SHALL BE LOCATED AND SIZED ACCORDING TO BASE ZONING	
MAX. NUMBER OF STORIES	THREE	FIVE	FOUR	THREE		
MIN. FIRST FLOOR HEIGHT	14 FEET	14 FEET	14 FEET	14 FEET		
MINIMUM % GLAZING OF STREET WALL (b) (c)						
FIRST FLOOR RETAIL	40%	70%	40%	40%	BUILDINGS SHALL BE LOCATED AND SIZED ACCORDING TO BASE ZONING	
FIRST FLOOR NON-RETAIL	40%	40%	40%	40%		
ADDITIONAL FLOORS	25%	25%	25%	25%		
LOT OCCUPATION						

The text in this document is excerpted from the Clarksville Zoning Ordinance. The latest version can be found on the Clarksville-Montgomery County Regional Planning Commission website at www.cmcrpc.com or by contacting the Regional Planning Commission.



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