

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO UPDATES TO R-2A AND R-6 ZONING CLASSIFICATIONS.

WHEREAS the Regional Planning Commission from time to time will identify a needed update in the zoning ordinance, AND

WHEREAS the Regional Planning Commission initiated the update of the City of Clarksville Zoning Ordinance via a motion at the Regular meeting of March 29, 2022, AND

WHEREAS the updates are viewed as necessary in order to continue to provide appropriate infill opportunities in the downtown as well as the suburban areas of the city.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE,

That the City of Clarksville Zoning Ordinance is hereby amended as follows:

ADD THE FOLLOWING LANGUAGE IN ALPHABETICAL ORDER TO CHAPTER 2.2 DEFINITIONS

Infill Development: the process of developing vacant or under-used parcel(s) within existing urban areas that are in an area that is already largely developed.

AMEND THE FOLLOWING PARAGRAPH TO READ AS FOLLOWS

3.3.5 R-1A & R-2 – SINGLE FAMILY RESIDENTIAL DISTRICTS

These districts are intended to permit the development and maintenance of low to medium-density single-family residences and appropriate accessory uses in areas that have suitable physical characteristics, where adequate infrastructure is or can be made available, and has adequate street access. Sufficient urban services and facilities, including sanitary sewer, should be available or provided concurrently with development.

INCLUDE THE NEW PARAGRAPH AS FOLLOWS

3.3.6 R-2A – SINGLE FAMILY RESIDENTIAL DISTRICT

The purpose of the R-2A Single Family Residential District is to provide infill opportunities around the city as well as small-scale suburban development in pockets of undeveloped or redeveloping land where adequate infrastructure is or can be made available, and has adequate street access. Sufficient urban services and facilities, including sanitary sewer, should be available or provided concurrently with development.

RENUMBER Existing items 3.3.6 through 3.3.25 appropriately to 3.3.7 through 3.3.26

ADD THE FOLLOWING IN TABLE 3.4.11 RECREATION AND ENTERTAINMENT USES, CONTINUED

ADD "P" UNDER COLUMN "R6" ROW "PARK AND PLAYGROUND"

ADD "PR" UNDER COLUMN "R6" ROW "STUDIOS-ART, DANCE, MUSIC, HEALTH, MASSAGE"

ADD "A" UNDER COLUMN "R6" ROW "SWIMMING POOL"

ADD "A" UNDER COLUMN "R6" ROW "SWIMMING POOL/BATH HOUSE (PRIVATE FAMILY)"

ADD THE FOLLOWING IN TABLE 3.4.12 RESIDENTIAL USES

ADD "A" UNDER COLUMN "R6" ROW "PARSONAGE"

ADD "A" UNDER COLUMN "R6" ROW "PLAYHOUSES"

ADD THE FOLLOWING IN TABLE 3.4.16 OTHER USES

ADD "PR" UNDER COLUMN "R6" ROW "EMERGENCY SERVICES"

ADD "PC" UNDER COLUMN "R6" ROW "TEMPORARY BUILDING/USES"

AMEND THE FOLLOWING TEXT IN TABLE 4.2 – SINGLE FAMILY RESIDENTIAL

UNDER COLUMN "R-2A"

ADD "(7)" NEXT TO R-2A IN THE HEADER ROW

ROW "MINIMUM LOT AREA (SEE SECTION 4.1.3 FOR EXCEPTIONS): DWELLING AND ACCESSORIES THERETO" **AMEND** 6,000 TO 5,000

ROW "MINIMUM LOT WIDTH (AT THE FRONT SETBACK LINE) DWELLINGS AND ACCESSORIES THERETO" **AMEND** 50 TO 40

ROW "MINIMUM FRONT YARD SETBACKS (SEE SECTION 4.1.1 FOR EXCEPTIONS): ALL USES" **AMEND** 40 TO 30

ROW "MINIMUM REAR YARD SETBACKS (SEE SECTION 4.1.1 FOR EXCEPTIONS): PRINCIPAL USES" **AMEND** 25 TO 20

ROW "MAXIMUM LOT COVERAGE (ALL COMBINED USES)" **AMEND** 45 TO 50

ADD UNDER NOTES ON TABLE 4.2 "SINGLE FAMILY RESIDENTIAL"

"(7) Sidewalks and/or curbing along existing street frontages are required but may be waived by Clarksville Street Department with cause."

UNDER SECTION 4.1.1 BUILDING SETBACK EXCEPTIONS ADD THE FOLLOWING AFTER THE SECTION ENTITLED "CENTRAL BUSINESS DISTRICT EXCEPTIONS"

R-2A Single Family District Additional Exceptions:

Exceptions in addition to those applicable to all Zoning Districts:

1. If rear access is provided with two (2) off-street parking spaces, the front yard setback may be reduced to ten (10) feet provided yard intrusions listed above do not encroach into the sidewalk or public utility and drainage easements.
2. Where the intersection is controlled by a stop sign or traffic signal, the City Street Department may reduce the clear sight distance vision triangle requirements for the front yard and street side yard.

REPLACE THE FOLLOWING PARAGRAPH:

Chapter 5.6 STANDARDS AND PROCEDURES FOR PLANNED UNIT DEVELOPMENTS (PUD)

3.B.VIII

a. **Access.** Access to each dwelling unit shall be provided via a public right-of-way or private vehicular or pedestrian way owned by the individual lot owner in fee simple or in common ownership with the other residents of the PUD. Private roads are to be allowed within the PUD if they are approved by the City Street Department. Private roads shall not be permitted along the perimeter of the PUD unless approved by the RPC. Access and circulation shall adequately provide for fire-fighting and police equipment, furniture moving vans, fuel trucks, refuse collection, and deliveries. Multiple curb cuts are discouraged along state, collector, or arterial connections.

ADD THE FOLLOWING LANGUAGE TO:

4.B.II h. Streets and Pedestrian Network Typology Hierarchy:

iii. Typologies must be approved by the City of Clarksville Street Department.

PUBLIC HEARING: June 7, 2022

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SECOND READING: July 5, 2022

EFFECTIVE DATE: July 5, 2022