

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, AS IT PERTAINS TO THE C-2 ZONING CLASSIFICATION.

WHEREAS The Clarksville Board of Zoning Appeals met on December 6, 2023, AND

WHEREAS The Board of Zoning Appeals heard a case regarding a duplex versus a townhome in C-2 and the applicant provided evidence to support either side of the argument, AND

WHEREAS The Board of Zoning Appeals voted at their December 6, 2023 meeting to request the Regional Planning Commission to clarify the C-2 allowable uses regarding multi-family, duplex, and townhouses, AND

WHEREAS The Regional Planning Commission met with City Building and Codes Department Staff to discuss the options and way forward, AND

WHEREAS It was never the intent of C-2 to be used in a manner for projects less than three units unless in a mixed-use environment.

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

That the following amendments are hereby made to the Clarksville City Zoning Ordinance:

In SECTION 5.1.7 RESIDENTIAL USES PERMITTED WITH CONDITIONS (PC)

Sub-Section **Multi-Family and Townhouses in the C-2 District**

DELETE

“B. Single-family detached structures are permitted provided they are located on a common lot, tract or parcel in a horizontal property regime. Off-street parking and primary access to such single-family detached structures shall be to the side or rear of the dwellings.”

AND REPLACE WITH

“B. Townhouses must contain 3 or more units and can be collocated with commercial uses on the same property

C. Any two family dwelling (duplex or townhome) that was in existence in a C-2 District, prior to May 2, 2024, may be replaced on the same lot, parcel or tract of land.”

PUBLIC HEARING: April 4, 2024

FIRST READING: April 4, 2024

SECOND READING: May 2, 2024

EFFECTIVE DATE: May 2, 2024