**ORDINANCE 2017-08**

**TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTER 5 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, IN ORDER TO AMEND THE BUILDING DESIGN STANDARDS TO REMOVE THE REQUIREMENT PERTAINING TO THE MAXIMUM LENGTH OF ATTACHED RESIDENTIAL BUILDINGS."**

**WHEREAS**, Chapter 5 of the City of Franklin Zoning Ordinance establishes development standards to enhance the quality of developments through superior building and site design standards; and

**WHEREAS,** the Franklin Zoning Ordinance contains specific requirements in Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii), that limits the maximum length of attached residential buildings to 200 feet; and

**WHEREAS,** the Franklin Municipal Planning Commission (FMPC) and the Board of Mayor and Aldermen (BOMA) have received and granted numerous requests for modifications from the 200-foot maximum length limit since it was originally enacted in 2008; and

**WHEREAS**, the FMPC and the BOMA have reevaluated the development standards and have determined that the limit has not been as effective as originally intended, and that it is in the best interest of the City of Franklin to amend the Franklin Zoning Ordinance to remove the 200-foot maximum length limit; and

**WHEREAS,** this text amendment is in the best interest of the citizens of Franklin.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

**SECTION I.** That Chapter 5, Section 5.3, Subsection 5.3.5 (3) (b) (ii) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~, and the subsequent Subsections shall be renumbered accordingly.

5.3 Building and Site Design Standards
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(3) Attached Residential Structures
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(b) Building Design
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(ii) ~~The maximum length of any attached residential building, regardless of the quantity of dwellings, shall be 200 feet.~~

**SECTION II. BE IT FINALLY ORDAINED** by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.



Law Dept. approved 04.11.17

**ATTEST:**

**BY:** _____
Eric S. Stuckey
**City Administrator**

**CITY OF FRANKLIN, TENNESSEE:**

**BY:** _____
Dr. Ken Moore
**Mayor**

**Approved as to Form:**

_____
Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED: April 27, 2017

PASSED FIRST READING: May 9, 2017

PUBLIC HEARING HELD: June 13, 2017

PASSED SECOND READING: June 13, 2017

PASSED THIRD READING: June 27, 2017



Law Dept. approved 04.11.17