

ORDINANCE NO. 462

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, BY CREATING A DOWNTOWN OVERLAY DISTRICT (DOD) IN ASHLAND CITY, TENNESSEE.

WHEREAS, the City Council of the Town of Ashland City, Tennessee wishes to create a Downtown Overlay District to further enhance the development of the area in and around the Town Square and promote more compact growth and higher density, and;

WHEREAS, a wider variety of uses is anticipated to benefit the city in general, and;

WHEREAS, the Ashland City Planning Commission has reviewed and discussed this proposed amendment and voted to recommend its passage to the City Council.

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Municipal Zoning Ordinance for Ashland City, Tennessee, be and the same is hereby amended by adding Section 5.052.6 Downtown Overlay District as follows:

5.052.6 Downtown Overlay District – This district is intended to establish an urban core with an identifiable city center. The design features and standards included in this district are not only to create a memorable and positive impression upon entering the core area, but also to establish an image and character that is uniquely Ashland City.

(1) Application The standards of the DOD shall be applied to those parcels and lots within the commercial base zoning and PUD districts as indicated as being within the DOD on the official zoning map and shall supersede any requirements that are in conflict herewith.

(2) Use Provisions Within the Downtown Overlay District (DOD), properties and/or structures facing Main Street, Cumberland Street, Frey Street and Mulberry Street shall only have retail commercial uses on the main floor of any building. In addition to the permitted uses of the underlying zone districts, residential uses are permitted only on the basement and second or higher stories of buildings with a commercial use on the main floor, as well as:

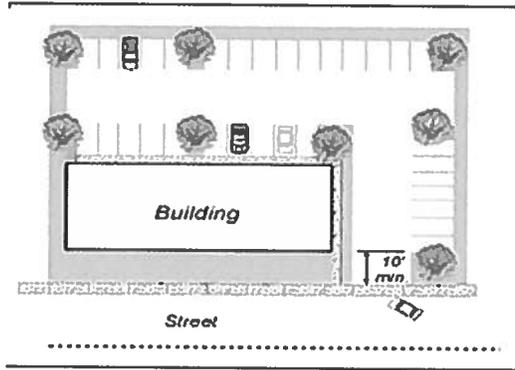
- Dwelling - Multi-Family
- Dwelling – One-Family Detached
- Dwelling – Semi-Detached
- Dwelling - Townhouse
- Dwelling – Loft Apartment

(3) Bulk, Lot and Open Space Requirements

Minimum Lot Area	5,000 sq ft for the first unit 2,500 sq ft for each additional unit
Minimum Street Frontage	50 ft
Minimum Front Setback	15 ft
Maximum Front Setback	20 ft
Minimum Side Setback	5 ft
Minimum Rear Setback	30 ft
Maximum Lot Coverage	50 percent
Maximum Floor Area Ratio	1.0
Maximum Height*	10 stories or 120 ft

* For each story above 2, the side and rear setbacks shall increase 5 feet in the DOD zone.

- (4) Parking Lot Design No parking lot shall extend closer to the street on which the building fronts than the front wall of the building and shall not occupy more than ½ of the width of the building lot. Parking lots are encouraged to be located in the rear of the principal building. The parking requirements of any use may be reduced by a proportional number of spaces if such spaces are permanently available in either shared or public parking lots located within two hundred fifty (250) feet of the affected lot.



A minimum open area of five (5) feet shall be maintained between the paved area of the lot and any side or rear property line. Such area shall be landscaped as specified.

The use of common driveways providing access to more than one (1) lot is encouraged.

(5) Site Planning

Buildings shall be located on a lot to abut the front setback line, with the exception of recessed entryways, and directly face the street. Pedestrians shall have direct access to first floor uses from the street. A pattern of small-scale shops and uses should be encouraged by requiring 25-foot or 50-foot building or storefronts within larger buildings that face the street.

On corner lots, front setback and building requirements should apply on both frontages, with either public or private streets. However, the corner of the building shall be recessed up to a maximum of ten (10) feet in order to create: 1) pedestrian entrances with plazas or prominent entrances; 2) increased site distances; 3) enhanced designs for the entrance; and 4) more architecturally-interesting buildings.

(6) Building Facades

Building facades shall be designed with windows, doors, walls and other elements that proportionately fit together and are humanly scaled. Recessed doorways should be used, and where the door is not recessed, door canopies or awnings should be incorporated into the design.

Transparent windows shall make up a minimum of sixty (60) percent of the length of the first floor façade facing the street. Opaque and reflective windows tints and glazes are prohibited.

Corner buildings should be designed with special architectural features including corner entries at ground level and projecting windows, towers, turrets and cupolas on the corners of the upper floors.

(7) Facade Materials

A minimum of fifty (50) percent of the exterior building material placed on any building shall be varying shades of brick. Other acceptable building materials include stone, stone accents,

HardiPlank or similar cementitious material, painted stucco (EFIS, dryvit), and painted or stained western Cedar.

(8) Signs

All signs shall be either wall signs, projecting signs or ground signs and are subject to the requirements of the Ashland City Sign Ordinance, Section 20-105 - Permitted Signs in Commercial and Industrial Districts.

(9) Landscaping

The requirements of Section 3.140 Landscape Treatment Regulations shall generally not be applied within the DOD except as specifically referenced. The following sections shall apply:

Parking Areas - Islands

Parking Areas - Street Fronts (This section shall also apply to any required open area between paved areas and side or rear lot lines.)

Grass or Ground Cover

Flowers in planter or window boxes shall be used to enhance the appearance of the walls that face a public street or a residential use.

(10) Lighting

Exterior lighting fixtures, standards and exposed accessory lighting shall meet Nashville Electric Services Street Design Manual standards and any subsequent amendments to this manual, be compatible with the building design and shall be designed to direct the light downward unless decorative standards are utilized. All lighting plans must be individually approved by the Ashland City Planning Commission. However, "shoe box" type fixtures may be used. The maximum height of a fixture shall be twenty (20) feet.

(11) Utilities

All utility service connections shall be underground and shall commence at the property line unless otherwise approved by the Ashland City Planning Commission. All utility plans must be approved by the Ashland City Planning Commission.

(12) Sidewalks

The development of each site shall include a sidewalk along the street frontage with a minimum width of six (6) feet. Sidewalks wider than six (6) feet are encouraged within the Downtown Overlay District.

SECTION 2. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 3. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the Town of Ashland City, the most restrictive shall in all cases apply.

SECTION 4. This ordinance shall be effective 20 days after its final passage, the public welfare requiring it. The Ashland City Planning Commission recommended this to council on December 5, 2016.

1st reading 1-10-17

Public hearing 2-14-17

2nd reading 2-14-17


Rick Johnson, Mayor


Kellie Reed, City Recorder