

ORDINANCE # 518

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, BY DELETING THE DEFINITION OF STORY IN SECTION 2.020 AND CHANGING THE MAXIMUM HEIGHT OF BUILDINGS IN VARIOUS ZONING DISTRICTS IN ASHLAND CITY, TENNESSEE.**

**WHEREAS**, the City Council of the Town of Ashland City, Tennessee wishes to modify provisions for building heights in various zoning districts of the zoning ordinance, and;

**WHEREAS**, the existing definition for Story in Section 2.020 needs to be modified to support the needed changes in building height, 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 deleting the definition of "Story" in Section 2.020 in its entirety and adding a new definition for "Story":

Story - A portion of a building between the surface of any floor and the surface of the floor next above it, or, if there is no floor above it, the space between such floor and the ceiling next above it, provided that the following shall not be deemed a story:

- (a) A basement or cellar if the finished floor level directly above is not more than six (6) feet above the average adjoining elevation of finished grade; or
- (b) An attic or similar space under a gable, hip, or gambrel roof, where the wall plates of any exterior walls are not more than two (2) feet above the floor of such space;
- (c) and further provided, that a story shall not exceed fourteen (14) feet between floors.

**SECTION 2.** That the Municipal Zoning Ordinance for Ashland City, Tennessee, be and the same is hereby amended by changing the maximum height of buildings by deleting current height requirements in its entirety and adding new height requirements as follows:

**5.051.4. R-4, High-Density Residential District.**

4. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040 or upon approval of Planning Commission, Fire Department, and City Council for approved PUD Projects.

**5.052.1 C-1, Central Business District**

4. Height Requirements: The maximum height of all buildings located in the C-1 District shall be established as follows, except as provided in ARTICLE VI, SECTION 6.040:

- a. The maximum height at the street line shall be four (4) stories.
- b. For each foot the building is setback from the street line, the height of the building may be increased by 1.5 feet to a maximum height of sixty (60) feet, only if said building contains an on-site water storage tank, or some other type of acceptable fire protection device as approved by the town fire department.

**5.052.2. C-2, Highway Service District**

4. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040.

**5.052.3. C-3, Neighborhood Service Business District**

E.4. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040.

**5.052.4. P-O, Professional and Office District**

E.4. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040.

**5.052.5. MR-PO, Multiple Residential Professional and Office District**

E. Maximum Building Height                      Four (4) stories in height, except as provided  
in ARTICLE VI, SECTION 6.040

**5.090 RPUD, Residential Planned Unit Development District**

6. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040.

**5.100 CPUD, Commercial Planned Unit Development District**

5. Height Requirements: No building shall exceed four (4) stories in height, except as provided in ARTICLE VI, SECTION 6.040.

**SECTION 3.** 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 4.** 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 5.** This ordinance shall be effective 20 days after its final passage, the public welfare requiring it. The Ashland City Municipal-Regional Planning Commission recommended this to council on January 7, 2019.

1st reading 2/12/2019

Public hearing 3/12/2019

2nd reading 3/12/2019

Steve D. Allen  
Mayor Steve Allen

Kellie Reed  
Kellie Reed, City Recorder