

ORDINANCE NO. 21-6186

AN ORDINANCE TO AMEND TITLE 14, CHAPTER 8 DEVELOPMENT STANDARDS, SECTION 14.808 BUILDING DESIGN TO ADD REQUIREMENTS SPECIFIC TO MULTI-FAMILY DEVELOPMENTS

WHEREAS, the City of Lebanon has approved about 2000 units of front loaded garage townhomes or 90 degree parking in front of townhomes; and

WHEREAS, driveways on the front of townhomes under 40ft wide cannot be spaced appropriately safely; and

WHEREAS, the front of a townhome that is dominated by parking facilities are difficult to make attractive; and

WHEREAS, conflicts between pedestrians and cars can be reduced by separating pedestrian facilities from parking facilities; and

WHEREAS, townhomes traditionally have had parallel parking in the front and onsite parking in the rear; and

WHEREAS, flexibility is needed to allow for reasonable developments, and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 8-0 at their February 23, 2021 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14, Chapter 8 Development Standards, Section 14.808 Building Design be amended as follows:

Section 1. Title 14, Chapter 8 Development Standards, Section 14.808 Building Design, Subsection D. General:

1. Materials

a. Applicability

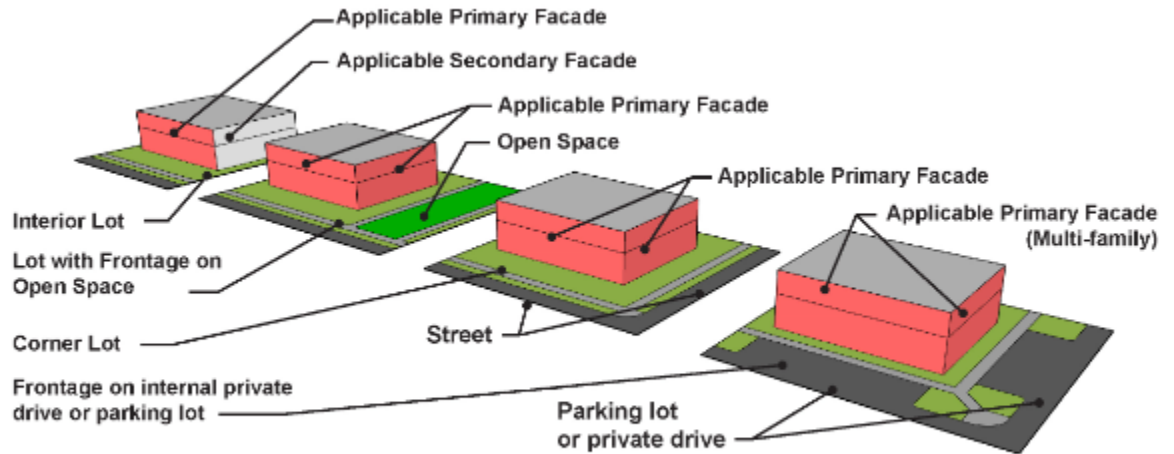
Building material standards apply to the following:

- i. Façades of buildings that face a public street, private street, or open space (Primary Façades);
- ii. Multi-family developments, facades of units that face a parking lot or private drive (Primary Façade)

- iii. Side Façades of buildings (Secondary Façades); and
- iv. Any building façade that faces property with a residential zoning designation.

For the purposes of this standard limited access highways shall not be considered a street.

Figure 14.808-1 Material Applicability



Section 2. Title 14, Chapter 8 Development Standards, Section 14.808 Building Design, Subsection G. Standards Specific to Medium/High Density Residential Districts RM6 and R2 (not applicable to Mobile Home Parks):

4. Façades

c. Design Variation in Multi-family or Townhouse Developments

Developments with Multi-family or Townhouse uses shall incorporate a variety of distinct building designs according to the number of Multi-family or Townhouse buildings in the development as follows:

Multi-family:

6 to 18 Buildings: Two (2) distinct designs

Greater than 18 Buildings: One (1) distinct design every six (6) buildings

Townhomes:

Front-loaded Garage Product: Two (2) distinct unit designs for every four (4) units per building

All Other Products: Two (2) distinct unit designs for every six (6) units per building

A distinct building design shall be achieved by including a minimum of ~~two (2)~~ **three (3)** of the following:

- i. Variation in length of ~~30%~~ **20%** or more;
- ii. Variation in height by ~~20%~~ **15%**;
- iii. Variation in footprint size by ~~30%~~ **20%** or more;
- iv. Variation in use of primary façade materials or color;
- v. Variation in type of unit design that is expressed on exterior façades;
- vi. Variation in roof form; or
- vii. Variation in roof materials or color; or**
- viii. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

d. Articulation

Buildings that contain Townhouse uses shall be limited to a maximum of eight (8) attached units in a row.

Buildings that contain Multi-family or Townhouse uses shall comply with the following: Building façades that face a public street, private street, **private drive**, or open space (excluding Preserve type open spaces) shall not exceed forty (40) feet in length without a building articulation intended to minimize the mass of the building. Permitted articulations include:

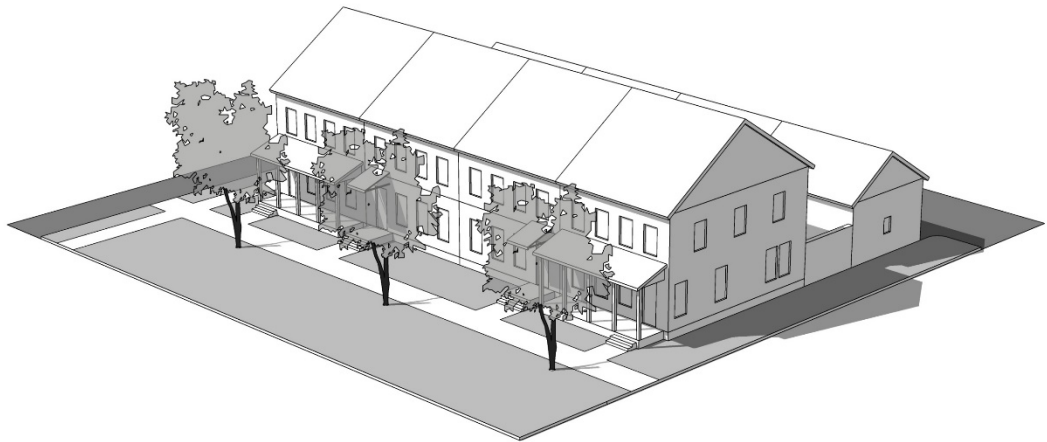
e. Garages

Guidelines for Multi-family or Townhome Developments:

- ~~i. Front-loaded garages that face a public or private street shall be recessed a minimum of ten (10) feet behind the forward-most building façade. When the primary pedestrian entrance and a garage are located on the same façade, garages shall be a maximum of ten (10) feet wide and only permitted with a minimum unit width of forty (40) feet. No more than 50% of the façade shall be used for a garage.~~



Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.

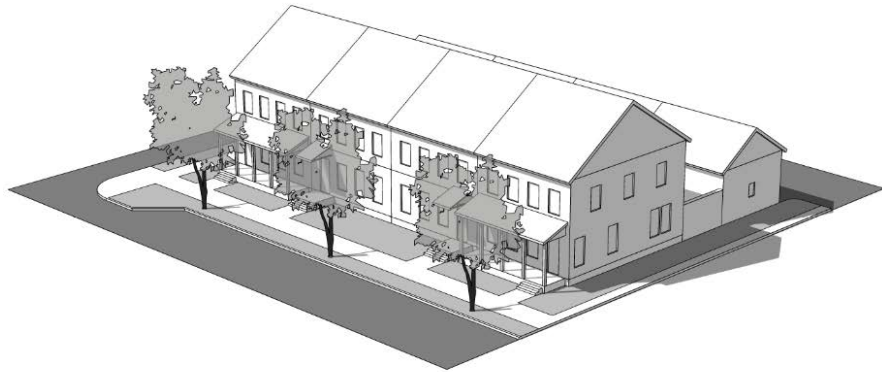


- ii. When a unit is less than forty (40) feet wide, a garage shall be permitted on the front façade under the following circumstances:
 - a. No more than 33% of the units per development may contain a garage on the front façade.
 - b. Garages cannot face a public Right of Way.

- c. Units with garages on front façade shall be limited to four (4) units in one row
- d. The garage opening will be limited to 40% of the unit width.
- e. Each unit will be required to have at least a three (3) foot deep covered pedestrian entrance and must have at least two (2) of the following attachments: dormers, balconies, bay windows, and other attachments as described under item 7. Attachments. D

Guidelines for Developments excluding Multi-family and Townhomes:

- i. Front-loaded garages that face a public street, private street, and private drive shall be recessed a minimum of ten (10) feet behind the forward most building façade.



f. Parking

- i. Individual unit parking, excluding garages, will be limited to the side or rear of the building except:
 - a. Parallel parking along the private drive is permitted subject to pedestrian circulation requirements.
 - i. If parking is provided:
 - 1. A planting strip of two (2) feet is required from the edge of curb to the sidewalk; or
 - 2. The sidewalk must be at least seven (7) feet wide.
 - b. Parking lots are permitted on the side and rear of buildings
 - i. Parking lots cannot be visible from public street.

- ii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

Section 3. Title 14, Chapter 8 Development Standards, Section 14.808 Building Design, Subsection H. Standards Specific to Urban Mixed-use/Commercial District DMU:

4. Façades

c. Design Variation in Multi-family or Townhouse Developments

Developments with Multi-family or Townhouse uses shall incorporate a variety of distinct building designs according to the number of Multi-family or Townhouse buildings in the development as follows:

Multi-family:

6 to 18 Buildings: Two (2) distinct designs

Greater than 18 Buildings: One (1) distinct design every six (6) buildings

Townhomes:

Front-loaded Garage Product: Two (2) distinct unit designs for every four (4) units per building

All Other Products: Two (2) distinct unit designs for every six (6) units per building

A distinct building design shall be achieved by including a minimum of ~~two (2)~~ three (3) of the following:

ix. Variation in length of 20% or more;

x. Variation in height by 15%;

xi. Variation in footprint size by 20% or more;

xii. Variation in use of primary façade materials or color;

xiii. Variation in type of unit design that is expressed on exterior façades;

xiv. Variation in roof form; or

xv. Variation in roof materials or color; or

xvi. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

Section 4. Title 14, Chapter 8 Development Standards, Section 14.808 Building Design, Subsection J. Standards Specific to Limited Commercial Districts CN and CS:

3. Façades

c. Design Variation in Multi-family or Townhouse Developments

Developments with Multi-family or Townhouse uses shall incorporate a variety of distinct building designs according to the number of Multi-family or Townhouse buildings in the development as follows:

Multi-family:

6 to 18 Buildings: Two (2) distinct designs

Greater than 18 Buildings: One (1) distinct design every six (6) buildings

Townhomes:

Front-loaded Garage Product: Two (2) distinct unit designs for every four (4) units per building

All Other Products: Two (2) distinct unit designs for every six (6) units per building

A distinct building design shall be achieved by including a minimum of ~~two (2)~~ three (3) of the following:

- i. Variation in length of 20% or more;
- ii. Variation in height by 15%;
- iii. Variation in footprint size by 20% or more;
- iv. Variation in use of primary façade materials or color;
- v. Variation in type of unit design that is expressed on exterior façades;
- vi. Variation in roof form; or
- vii. Variation in roof materials or color; or
- viii. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

f. Garages

Guidelines for Multi-family or Townhome Developments:

- iii. ~~Front-loaded garages that face a public or private street shall be recessed a minimum of ten (10) feet behind the forward most building façade.~~ When the primary pedestrian entrance and a garage are located on the same façade, garages shall be a maximum of ten (10) feet wide and only permitted with a minimum unit width of forty (40) feet. No more than 50% of the façade shall be used for a garage.
 - a. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.
- iv. When a unit is less than forty (40) feet wide, a garage shall be permitted on the front façade under the following circumstances:
 - a. No more than 33% of the units per development may contain a garage

on the front façade.

- b. Garages cannot face a public Right of Way.
- c. Units with garages on front façade shall be limited to four (4) units in one row
- d. The garage opening will be limited to 40% of the unit width.
- e. Each unit will be required to have at least a three (3) foot deep covered pedestrian entrance and must have at least two (2) of the following attachments: dormers, balconies, bay windows, and other attachments as described under item 7. Attachments. D

Guidelines for Developments excluding Residential Uses:

- i. Garages shall be located behind the principal building on a property.

f. Parking

Guidelines for Multi-family or Townhome Developments:

- ii. Individual unit parking, excluding garages, will be limited to the side or rear of the building except:
 - a. Parallel parking along the private drive is permitted subject to pedestrian circulation requirements.
 - i. If parking is provided:
 - 1. A planting strip of two (2) feet is required from the edge of curb to the sidewalk; or
 - 2. The sidewalk must be at least seven (7) feet wide.
 - b. Parking lots are permitted on the side and rear of buildings.
 - i. Parking lots cannot be visible from public street.
 - ii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

Section 5. Title 14, Chapter 8 Development Standards, Section 14.808 Building Design, Subsection K. Standards Specific to General Commercial Districts CO, RP2, and CG:

4. Façades

d. Design Variation in Multi-family or Townhouse Developments

Developments with Multi-family or Townhouse uses shall incorporate a variety of distinct building designs according to the number of Multi-family or Townhouse buildings in the development as follows:

Multi-family:

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A distinct building design shall be achieved by including a minimum of ~~two (2)~~ three (3) of the following:

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- iv. Variation in use of primary façade materials or color;
- v. Variation in type of unit design that is expressed on exterior façades;
- vi. Variation in roof form; or
- vii. Variation in roof materials or color; or
- viii. Variation in the location, width, or design of attachments such as porches, stoops, bay windows, and other attachments permitted by this section.

g. Garages

Guidelines for Multi-family or Townhome Developments:

- v. When the primary pedestrian entrance and a garage are located on the same façade, garages shall be a maximum of ten (10) feet wide and only permitted with a minimum unit width of forty (40) feet. No more than 50% of the façade shall be used for a garage.
 - a. Front-loaded garages shall be recessed a minimum of ten (10) feet behind the forward most building façade.
- vi. When a unit is less than forty (40) feet wide, a garage shall be permitted on the front façade under the following circumstances:
 - a. No more than 33% of the units per development may contain a garage on the front façade.
 - b. Garages cannot face a public Right of Way.
 - c. Units with garages on front façade shall be limited to four (4) units in one row
 - d. The garage opening will be limited to 40% of the unit width.
 - e. Each unit will be required to have at least a three (3) foot deep covered pedestrian entrance and must have at least two (2) of the following

attachments: dormers, balconies, bay windows, and other attachments as described under item 7. Attachments

g. Parking

Guidelines for Multi-family or Townhome Developments:

iii. Individual unit parking, excluding garages, will be limited to the side or rear of the building except:

a. Parallel parking along the private drive is permitted subject to pedestrian circulation requirements.

i. If parking is provided:

1. A planting strip of two (2) feet is required from the edge of curb to the sidewalk; or

2. The sidewalk must be at least seven (7) feet wide.

b. Parking lots are permitted on the side and rear of buildings

i. Parking lots cannot be visible from public street.

ii. No more than 10 spots will be allowed per row, without a dedicated nine (9) foot by eighteen (18) foot landscaped island with a Class 1 Shade Tree.

Section 6. The amendments within this Ordinance do not apply to the South Hartmann Gateway Overlay, Residential Infill Overlay, or existing PUDs/SPs.

Section 7. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 8. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Lebanon Democrat on February 27, 2021.

The Public Hearing was held at 5:55 PM in the City Council Chambers on March 16, 2021.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: March 16, 2021.

City Attorney

Passed second reading: _____.