

COUNTY ZONING RESOLUTION UPDATE – SIGNIFICANT CHANGES

1. User Friendly
 - a. Land Use Tables with Expanded Uses
 - b. Bulk Tables (lot area, lot width, yards, height)
2. New Zoning District → Agricultural Commercial District
3. Retain Existing Zoning Districts but Clean Up Uses
 - a. Expand list of uses paralleling the City Zoning Ordinance to the extent possible
 - b. Apartment District (R-4)
 - i. Inclusive of all residential types SF through apartments retained
 - ii. Remove office and professional office uses
 - c. Office Professional District (OP)
 - i. Retain general offices
 - ii. Add financial institutions
 - iii. Allow medical offices as “uses with conditions” (same as City) rather than “use of right”
 - iv. Continue to exclude residential uses unlike City which permits SF as use of right
 - d. Office District (O-1)
 - i. Exclude SF use like City
 - e. Commercial Districts similar to City
 - f. Light Industrial District (M-1)
 - i. Make exclusive light industrial zone like City excluding C-2 retail uses “permitted on review”
 - g. General Industrial District (M-2)
 - i. Uses to parallel City
 - h. Planned Industrial District (M-3)
 - i. Uses cleaned up to allow office and light manufacturing uses (with outdoor storage screened)
 - ii. Retail uses limited to that manufactured on site
 - iii. Development Site Plan requirement eliminated for rezoning to M-3
4. Bulk Tables
 - a. Clean up conflicting and missing yard requirements
 - b. Maximum height limit of 45 feet if served by Montgomery County Volunteer Fire Service (City-County Industrial Park served by Clarksville Fire Department retain 60-foot height for M-1 but increase height for M-2 from 70-foot to 100-foot)
 - c. Height limit determined by number of stories changed to number of feet because the height of a story can vary for even the same use – definition of “building height” changed from “finished grade to height point” to “finished grade to mean height between the eaves and the ridges” paralleling City definition.
 - d. Apartment District (R-4)
 - i. Limit maximum density to 16 dwelling units per acre like City (not 25 du/ac for 1 or 2 story, 37.5 du/ac for 3-5story, 50.08 du/ac for 6 or more stories)

5. Standards for Uses “permitted with conditions,” “permitted on review” and “accessory uses”:
 - a. Use standards from existing County Zoning Resolution when provided
 - b. Add standards from City Zoning Ordinance when standards missing
 - c. Only changes in the Residential Cluster Option are:
 - i. Requiring the perimeter buffer to be in common open space rather than allowing an alternate with the buffer on private lots
 - ii. Matching the lot sizes and widths to the City Cluster zoning provisions (minor increase in lot size and add minimum lot width)
6. Site Plan requirements
 - a. Retains site plan review for five or more dwellings per structure (three or more in City)
 - b. Add vested rights requirements like City
7. Parking Requirements to mirror City
 - a. Enables wider range of off-street parking requirements for a wider range of uses → reductions in off-street parking for financial, general, professional and medical offices and grocery stores parallel to City to be implemented
 - b. Add paved off-street parking and loading areas in the UGB and PGB
 - c. Add bypass lanes and storage for drive-through windows
 - d. Reflect City off-street loading bay requirements
8. Landscaping, Screening and Buffering (no change)
 - a. Still applies only to the Urban Growth Boundary (UDG) areas and Planned Growth Areas (PGA’s) – Rural Areas (RA’s) excluded
 - b. Still excludes landscaping within vehicle use areas
9. Signage – no change except to exempt CTS signs
10. Overlays
 - a. Floodplain Overlay → list individual FEMA maps
 - b. Historic Overlay → no change
 - c. Sabre Heliport Overlay → no changes
 - d. Outlaw Field Airport Overlay → drop subsection on use restrictions because there are no unincorporated areas in the Clear Zone
11. Non-Conforming Buildings, Structures, Lots and Uses
 - a. Brings Non-Conforming Use definition into compliance with TN Statutes → cessation of use after 30 months (not 6 months)
 - b. Adds Non-Conforming Lot (Lot of Record) date → July 19, 1973 (effective date of new ordinance)
12. Administration and Enforcement
 - a. Prohibits use and area variances
 - b. Adds general criteria for uses permitted on review (same as City)
 - c. Clarifies that only the County Commission and RPC can initiate text amendments
 - d. Allows RPC to set all fees except for appeals, variances and uses on review (which BZA sets)
 - e. Adds Certificate of Occupancy provision
 - f. Allows rezoning on same piece of property within 12 months if most recent rezoning approved