

ORDINANCE 22-2013-14

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF CLARKSVILLE, TENNESSEE, TO CREATE THE R-6 SINGLE FAMILY DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE

- 1.** Amend Chapter 3, Zone Districts, Use Tables, Section 3, Zoning Districts Described, is hereby amended by adding a new subsection “11” as follows and renumber remaining subsections appropriately:

R-6 Single Family District

The purpose of the R-6 Single Family Infill District is to provide for high-density detached residential development. This district should have access to existing infrastructure and other residential-supportive uses such as, mass transit and retail services. All properties, lots, tracts or parcels in this district shall have frontage on a dedicated public right-of-way and access to public sanitary sewers and a public potable water supply. This district is limited to geographical areas within the city of Clarksville where tracts of land exist in areas suitable for redevelopment or have environmental constraints. The district will allow for the protection of surrounding residential uses and residential zoned properties from potential negative impacts the high-density uses create by increasing the vitality of the neighborhood through revitalization and encouraging high quality design and flexibility. This district will allow more housing opportunities and choices, and enhance an area’s unique identity and development potential.

- 2.** Amend Chapter 4, District Bulk Regulations and Explanation, Table 4.4, by adding the following zoning district between R-5 and RM-1:

DISTRICT BULK TABLE

ZONING	R-6*
Minimum/Maximum Area for New Zone District	N/A
Minimum Lot Area	2,500 sq. ft. Not to exceed 16 dwelling units per acre.
Minimum Lot Width (At Front Setback Line)	25 feet
Minimum Frontage Requirements	20 feet
Minimum Front Yard Setbacks (See Section 4.1.1 For Exceptions)	20
Minimum Side Yard Setbacks (Section 4.1.1 For Exceptions)	5 feet (total of 10’ for both sides)

Minimum Rear Yard Setbacks (See Section 4.1.1 For Exceptions)	20 feet
Accessory Structure	10 feet
Maximum Height of Structures (See Section 4.1.2 for Exceptions)	45 feet
Maximum Lot Coverage	60%
Site Plan Required	No
*Sidewalks along street frontage are mandatory	

**3.** Amend Land Use Table 3.15 for the R-6 Single Family District:

- Allowable Uses (Permitted)  
Single Family Detached
- Allowable Permitted on Review Uses  
Home Occupation  
Family Day Care  
Guest House
- Allowable Accessory Uses  
Garage/Carport  
Storage Shed  
Leasing/Sales Office  
Amateur Radio Antenna  
Satellite Dish
- Allowable Permitted with Conditions  
Tourist Home  
Bed and Breakfast

**4.** Amend Chapter 4 District Bulk Regulations and Explanation, Section 1 Exceptions for District Bulk Regulations, Subsection 1 Building Setback Exceptions, by adding the following after "Central Business District Exceptions":

R-6 Single Family District Additional Exceptions:

Exceptions in addition to those applicable to All Zoning Districts:

- “1. If rear access is provided with two off-street parking spaces, the front yard setback may be reduced to zero (0) provided yard intrusions listed above do not encroach into the sidewalk or public utility and drainage easements.

- “2. Where the intersection is controlled by a stop sign or traffic signal, the City Street Department may reduce the clear sight distance vision triangle requirements for the front yard and street side yard.”

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*PUBLIC HEARING:* October 3, 2013  
*FIRST READING:* October 3, 2013  
*SECOND READING:* November 7, 2013  
*EFFECTIVE DATE:* November 12, 2013