



Proposed Amendments to the Subdivision Regulations & Zoning Resolution

The purpose and intent of the amendments regarding proposed amendments to Article 1-111.1 General under Access to Lots by Public Way or Private Easement and the Zoning Resolution regarding dimensional regulations to modify the wording to improve clarity and implementation.

Subdivision Regulations

Article 1-111.1 General under (h) Access to Lots by Public Way or Private Easement make the following changes:

(h) Access to Lots by Public Way or Private Easement -- Pursuant to 13-3-411, Tennessee Code Annotated, no building permit shall be issued, and no building or structure shall be erected on any lot within the jurisdictional area, unless the public way giving access to the lot upon which the building or structure is proposed to be placed shall have been accepted or opened or shall have otherwise received the legal status of a public way as provided by law.

Provided, further, that when a permanent easement to a public way is used as access to a lot or tract of land having been or being separated from other property, such easement shall be at least 50 feet in width for the entire length and shall not be used to provide access to more than 2 lots or tracts of lands. The lot that uses an access easement shall have a driveway located within the access easement serving as the principal means of access. Easements to provide access are not permitted for subdivisions that include 3 or more lots.

~~Provided, further, that in the event that access is provided to more than 1 lot or tract of land, the Final Plat and the deed must show the easement and shall contain the following language: The easement for the common driveway shall run with the land and shall be binding on and shall inure to the benefit of all parties for whose benefit the common driveway exists, their heirs, successors and assigns.~~

Provide, further, that when an access easement is permitted, a Final Plat must show the location, dimensions and define the easement. The Final Plat shall contain the following language:

The access easement for the common driveway shall run with the land and shall be binding on and shall inure to the benefit of all parties for whose benefit the common driveway exists, their heirs, successors and assigns. The access easement is not a public road. The access easement and common driveway are for the benefit of and shall be maintained on a shared basis by the following lots: (insert the actual lot numbers here).

Advisory Comment: The above note will also include additional information that will define in more detail the responsibilities of each lot for the maintenance of the driveway and easement.

Zoning Resolution
ARTICLE II – DEFINITIONS:

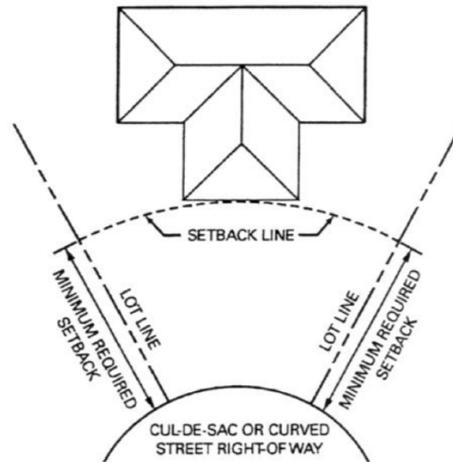
Add the following:

DRIVEWAY: A private way, other than a street or alley, that provides access to parcels for the use of vehicles and pedestrians

Modify the following:

LOT WIDTH: The width of a lot at the building setback line measured **at right angles to its depth** along a line parallel to the front lot line at the minimum front setback line.

Add the following image:



Zoning Resolution
Article 3.030. Lot Must Abut a Street: Change to read as follows:

Article 3.030. Access - Lot Must Abut a Street

~~No building shall be erected on a lot which does not abut a street for a distance of at least fifty (50) feet, and have direct vehicular access to said street, except as permitted by the County Subdivision Regulations (Section 1-111) and Section 3.020 as contained herein.~~

- A. No building shall be erected on a lot which does not have a lot width equal to or greater than the minimum lot width standards shown in ARTICLE V - ZONING DISTRICTS.
- B. An exception to the preceding “3.030 A” may be granted by the Planning Commission as allowed under the County Subdivision Regulations Article 1-111 regarding access by way of an access easement.
- C. Access to either a State highway or a County roadway shall require approval for the access from the appropriate State or County agency. Construction within the existing County right-of-way shall require approval of the Maury County Highway Department.

**Zoning Resolution
ARTICLE V - ZONING DISTRICTS**

Article 5.041 – A-1, Agriculture Forestry District make the following changes:

Replace item “e.6.” to read as follows:

Lot Width: The minimum lot width shall be 100-ft.

~~For Lots approved as part of a Concept Plan and/or Preliminary Plat:~~

~~For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of **100 feet at the front building setback line.**~~

~~For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:~~

~~For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of **200 feet wide at the road right of way line.** The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.~~

Articles 5.042 A-2, Rural Residential District; and 5.043 A-2A, Rural Residential District make the following changes:

Replace item “e.6.” to read as follows in each of these districts:

Lot Width: The minimum lot width shall be 100-ft.

~~For Lots approved as part of a Concept Plan and/or Preliminary Plat:~~

~~For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of **100 feet at the front building setback line.**~~

~~For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:~~

~~For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of **200 feet wide at the road right of way line.** The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.~~

Articles 5.044 – R-1, Suburban Residential District; make the following changes:

Replace item “e.6.” to read as follows:

Lot Width: The minimum lot width shall be 75-ft.

~~Lot Width: No lot shall be less than 75 feet wide at the building setback line.~~

Articles 5.044 – 5.045 – R-2, Urban Fringe Residential District make the following changes:

Replace item “f.6.” to read as follows:

Lot Width: The minimum lot width shall be 60-ft.

~~Lot Width: No lot shall be less than 60 feet wide at the building setback line.~~

Articles 5.051 -- C-1, Rural Center District; 5.052 -- C-2, General Commercial District make the following changes:

Replace item “e.6.” to read as follows in each of these districts:

Lot Width: The minimum lot width shall be 100-ft.

~~Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.~~

5.053 -- C-3, Special Commercial District make the following changes:

Replace item “e.6.” to read as follows:

Lot Width: The minimum lot width shall be 150-ft.

~~Lot Width: No lot shall be less than 150 feet wide at the road right-of-way line.~~

5.061 -- M-1, Light Industrial District make the following changes:

Modify item “d. Dimensional Regulations.” to read as follows:

1. Lot Area: The minimum lot area shall be ten thousand (10,000) square feet.
2. Lot Width: The minimum lot width shall be 50-ft.
3. Front Yard: The minimum front yard setback shall be 30-feet.
4. Rear Yard: ~~The minimum rear yard setback shall be 30-feet.~~
5. Side Yard: ~~The minimum side yard setback shall be 20-feet.~~
6. On lots adjacent to a residential zone all buildings shall be located to conform to the yard requirements of the adjacent residential zone.
7. Building Area: The front yard shall be of landscaped surfaces, including grass, trees and shrubs, and at least fifteen (15) percent of the site, inclusive of front, side and rear yards, shall also be landscaped surfaces. All off-street parking, loading and unloading requirements shall apply.
8. Landscaping: Detailed landscaping plans and landscaping maintenance plans are to be prepared for all new building permits issued in this Zoning District. The intent is for the landscaping plans to create buffer zones and screening for parking areas, front yards, side yards, and rear yards. The use of increased setbacks, protection of existing vegetative buffers & trees, fencing, walls, berms and new landscaping are techniques that may be used to provide the screening and buffers. The landscaping plans are subject to review, modification and acceptance by and at the discretion of the Maury County Regional Planning Commission.
9. Height: Buildings hereafter constructed shall not exceed three (3) habitable stories; provided, however, that industrial buildings shall not be limited to three (3) habitable stories for those portions of the building not designated to be habitable.
10. Location of Accessory Structures: Accessory structures shall be located ~~no closer than the minimum building setback lines. at least ten (10) feet from all lot lines and from any building on the same lot.~~ Accessory structures shall be located in the side or rear yards.

5.062 -- M-2, Heavy Industrial District make the following modifications:

Modify item “e. Dimensional Regulations.” to read as follows:

1. Lot Area: The minimum lot area shall be forty thousand (40,000) square feet.
2. Lot Width: The minimum lot width shall be 100-ft.
3. Front Yard: The minimum front yard setback shall be 70-feet.
4. Rear Yard: The minimum rear yard setback shall be 50-feet.
5. Side Yard: The minimum side yard setback shall be 30-feet.
6. On lots adjacent to a residential zone all buildings shall be located to conform to the yard requirements of the adjacent residential zone.
7. Building Area: The front yard shall be of landscaped surfaces, including grass, trees and shrubs, and at least fifteen (15) percent of the site, inclusive of front, side and rear yards, shall also be landscaped surfaces. All off-street parking, loading and unloading requirements shall apply.
8. Landscaping: Detailed landscaping plans and landscaping maintenance plans are to be prepared for all new building permits issued in this Zoning District. The intent is for the landscaping plans to create buffer zones and screening for parking areas, front yards, side yards, and rear yards. The use of increased setbacks, protection of existing vegetative buffers & trees, fencing, walls, berms and new landscaping are techniques that may be used to provide the screening and buffers. The landscaping plans are subject to review, modification and acceptance by and at the discretion of the Maury County Regional Planning Commission.
9. Height: Buildings hereafter constructed shall not exceed three (3) habitable stories; provided, however, that industrial buildings shall not be limited to three (3) habitable stories for those portions of the building not designated to be habitable.
10. Location of Accessory Structures: ~~No restrictions unless defined elsewhere in this Resolution.~~ Accessory structures shall be located no closer than the minimum building setback lines. Accessory structures shall be located in the side or rear yards.

5.063 -- M-3, Special Industrial District make the following modifications:

Replace item “e.6

Lot Width: The minimum lot width shall be 150-ft.

~~Lot Width: No lot shall be less than~~ 150 feet wide at the road right-of-way line.

Add the following item

9. Location of Accessory Structures: Accessory structures shall be located no closer than the minimum building setback lines. Accessory structures shall be located in the side or rear yards.