



M E M O R A N D U M

Date: May 15, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Zoning Ordinance Amendment
Section 6-102A Commercial Permitted Use Table
Single Family & Duplexes in Mixed-Use Sites

Request: The city desires to amend the permitted use table in section 6-102A, permitted uses in commercial and mixed use districts, to clarify the permissibility of single family and duplex dwellings in CMU and CTC mixed use planned unit developments only. The proposed amendments are highlighted in yellow below in the excerpted section of code:

Table 6-102A. Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts

[Uses and Structures]				Districts						
				CG	CI	CMU	CNS	OPS	CTC	CRC
Principal uses and activities										
I.	Residential activities									
	A.	Permanent residential activity								
		1.	Single-family dwelling							
		2.	Duplex dwelling							
		3.	Multifamily dwelling							
		4.	Manufactured home dwelling							
	B.	Semi-transient residential activity								
		1.	Lodginghouses							

Table 6-102A. Permitted and Conditional Uses and Structures Allowable Within Mixed Use and Commercial Districts

[Uses and Structures]			Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
	C.	Mixed Use Development							
		1. Mixed-Use Building			P(1,5,10)			P(1,5,6,10)	
		2. Mixed-Use Site			P(1,5,10)			P(1,5,6,10)	
		3. Single-Family Dwelling			P(1, 5, 10)			P(1,5,6,10)	
		4. Duplex Dwelling			P(1, 5, 10)			P(1,5,6,10)	

Note— Key to interpreting use classifications.

P = Use permitted by right within the district.

SUP = Principal use permitted with supplemental provisions.

C = Conditional use (subject to approval by the Board of [Zoning] Appeals).

ASP = Accessory use permitted with supplemental provisions.

(1) See [sub]section 5-104.1 and 6-104.1.

(2) Gasoline sales and convenience markets are not permitted within CTC Districts.

(3) Retail liquor stores shall not be permitted in the CNS and OPS Zoning Districts.

(4) In CG districts, the following use listings are prohibited: Auto dealers, auto towing services.

(5) When approved through the PUD or PUD Amendment process in article VIII.

(6) Within the Town Center Overlay District, Main Street Area, and when approved through the PUD process in article VIII.

(7) Excluding payday lenders and pawn shops.

(8) See 6-104.3.

(9) Grocery stores shall have a minimum of 20,000 square feet in sales floor area.

(10) Any CMU or CTC mixed use building or mixed use site must meet the requirements for residential development standards set forth in Zoning Code [section 8-207](#), with the exception of CTC Mixed Use sites or buildings fronting N. Mt. Juliet Road with one-half mile of the intersection of East/West Division and Mt. Juliet Road which shall be a minimum of five acres. To the extent any other applicable regulation or any modification through the PUD process imposes additional/conflicting regulations on a PUD applicant, the most strict regulation will apply. Also, subject to Restriction Area, as shown in Exhibit A, as noted in Ordinance 23-[03].

(11) Only breweries and microbreweries are permitted. In CTC and CMU breweries and microbreweries shall be permitted only through the PUD process in Article VIII.

Recommendation: Staff recommends forwarding the amendment to 6-102A, uses permitted in commercial and mixed-use districts, in the zoning ordinance to the Board of Commissioners with a positive recommendation.