

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING PART B OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF MT. JULIET, TENNESSEE, KNOWN AS THE ZONING REGULATIONS (ORDINANCE 2001-29), ADOPTED OCTOBER 8, 2001, AS AMENDED, BY AMENDING ARTICLES V, VI & VII, SECTIONS 5-103A, 5-103.4, 6-103A, 6-103.3 & 7-103A, BUILDING HEIGHT

WHEREAS, the city desires to amend the maximum permitted height regulations in the Land Development Code to be in line with the IRC, IFC & IBC and;

WHEREAS, the Planning Commission considered this request during their meeting of September 18, 2025 and recommended approval to the Board of Commissioners with a vote of 6-0-0 and;

WHEREAS, the Board of Commissioners desires to amend Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a, 6-103.3 & 7-103a, maximum building height, of the City's zoning ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Mt. Juliet, Wilson County, Tennessee, while in regular session on _____, 2025, that Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a, 6-103.3 & 7-103a, maximum building height, of the Unified Development Code of the City of Mount Juliet, Tennessee, known as the Zoning Regulations (ordinance 2001-29), adopted October 8, 2001, as amended, be amended as highlighted in yellow (add) and red (remove) below:

Section 1.

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

		AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
I.	Maximum lot coverage by all buildings (as a % of lot area)	15	15	18	25	30	35	40	(1)	50	50
II.	Minimum zone lot requirements										

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

				AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
	A.	Area (x 1,000 sq. ft.)											
		1.	Lot not served by public sewer	40	40	40	40	40	N/A	N/A	N/A	N/A	N/A
		2.	Lot served by public sewer	40	40	30	20	15	10	10	5	5	5
	B.	Minimum lot width at the building line											
		1.	Residential use (2)	125	125	100	100	75	60	60	(1)	50	50
		2.	Other uses	150	150	125	125	100	100	100	100	100	100
II I.	Minimum development area per dwelling or rooming unit (x 1,000 sq. ft.)			N/A	N/A	N/A	N/A	N/A	N/A	7.5	5.5	5.5	2.7

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

[illegible]

Table 5-103a. Height, Density, Lot Size, Open Space And Impervious Coverage Ratios Applicable Within Residential Districts

	AR-40	RS-40	RS-30	RS-20	RS-15	RS-10	R-10	R-MHP	RM-8	RM-16
(1) See subsection 5-104.2.										
(2) In addition to the minimum lot width requirement, no lot shall exceed a width to depth ratio of 4:1.										
(3) Reference currently adopted IRC, IBC & IFC as applicable.										

5-103.4 Height regulations.

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in subpart 2 of this section, exceed that set forth for the various residential districts in table 5-103a.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the eave height of a building and not intended for human occupancy.
3. *Buildings to be approved by fire department.* Any building exceeding 35 feet in height shall be approved by the fire department prior to the issuance of any building permit. The fire department may stipulate special fire protection measures as a condition of approval of any such structure. In any such instance, the protection measures specified by the fire department shall become a supplemental design provision applicable to such use.

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]			Zone Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
I.	Provisions applicable to commercial, industrial and community facilities activities								
	A.	Maximum lot coverage by all buildings (as percentage of total lot area)	50	50	50	30	40	50	50

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]			Zone Districts						
			CG	CI	CMU	CNS	OPS	CTC	CRC
	B.	Maximum impermeable surface ratio (as percentage of total lot area)	80	80	80	70	70	70	70
	C.	Minimum area requirement for zone lots (in thousands of square feet)	10	10	10	10	10	10	10
	D.	Minimum lot width (in feet measured at the building line) Note. see section 6-103.3(2) or (3)	100	100	100	100	100	100	100
	E.	Maximum height (in feet)	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4	Note 4
	F.	Minimum yard requirements							
		Front	30	30	30	30	30	30	30
		Side (3)	10	10	10	10	10	10	10
		Rear	20	20	20	20	20	20	20
II.	Provisions applicable to residential activities (Note. see subsection 6-104.1.)								
(1)	The minimum zone lot shall [be] as required to meet other provisions of the district.								
(2)	At all points along the boundary separating any commercial district from any residential the special yard and setback provisions of subsection 6-103.4, subpart 6, shall apply.								
(3)	See subsection 6-103.4, subpart 7, for party wall provisions.								

Table 6-103a. Height, Bulk, Lot Size and Open Space Requirements Within Mixed Use and Commercial Districts

[Height, Lot Size and Open Space Requirements]	Zone Districts						
	CG	CI	CMU	CNS	OPS	CTC	CRC
(4)	Reference currently adopted IRC, IBC & IFC as applicable.						

6-103.3 Height regulations.

1. *Basic requirements.* The maximum permitted height for buildings shall not, except as provided in [subpart] subsection 2, 3 or 4 of this [sub]section exceed the height set forth for the various commercial districts in table 6-103A.
2. *General exception to height regulations.* The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
3. *Buildings in excess of 35 feet near the interstate.* Buildings located within ½-mile of an existing or planned 1-40 interchange, and zoned Commercial Interchange (CI) or Commercial Mixed Use (CMU) may exceed the 35 feet height limit as contained in table 6-103A as follows:
 - a. In no case shall any building exceed a height of 70 feet or six stories, whichever is less; and
 - b. This height exemption shall be for office, hotel, and multi-family uses only.
4. *Buildings in excess of 35 feet near the Town Center (downtown area).* Buildings located within ½-mile of the existing Music City Star rail station, and zoned commercial, may exceed the 35 feet height limit as contained in table 6-103A as follows:
 - a. In no case shall any building exceed a height of 50 feet or four stories, whichever is less; and
 - b. This height exemption shall be for office, retail, educational, multi-family and transient habitation (hotel) uses only.

Table 7-103A. Bulk Regulations for Industrial Districts

[Bulk Regulations]	Districts		
	I-R	I-G	I-S
I. Maximum lot coverage by buildings (as percent of total lot area)	50	50	50

Table 7-103A. Bulk Regulations for Industrial Districts				
[Bulk Regulations]		Districts		
		I-R	I-G	I-S
II. Maximum impermeable surface ratio (as percent of lot area)				
	A. Lots two acres or less	80	80	80
	B. Lots greater than two acres	70	70	70
III. Minimum zone lot requirements				
	A. Area (in thousands of square feet)	40	40	(1)
	B. Width (in feet, measured at building line)	100	100	150
IV. Maximum Height (in feet)		Note 1	Note 1	Note 1
V. Minimum yard requirements (in feet)				
	A. Front	20	20	(4)
	B. Side	(2), (5)	(2), (5)	(4)
	C. Rear	20 (3)	20 (3)	(4)
(1)	Reference currently adopted IBC & IFC as applicable.			

BE IT FURTHER ORDAINED

Section 2. In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further.

Section 3. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Section 4. This ordinance shall take effect on the earliest date allowed by law.

PASSED:

FIRST READING: October 27, 2025
SECOND READING:

James Maness, Mayor

Kenny Martin, City Manager

ATTEST:

Jennifer Hamblen, CMC, City Recorder

APPROVED AS TO FORM:

Samantha A. Burnett, City Attorney