

## ARTICLE V. RESIDENTIAL DISTRICT REGULATIONS

### Sec. 5-104. Supplemental design provisions.

#### 5-104.1 *Development standards for multifamily dwellings.*

1. *Purpose.* The special provisions set forth herein are intended to provide design criteria for multifamily dwellings when such dwellings are located within two or more principal buildings on a zone lot or portion of a zone lot. These provisions shall not apply to developments of multifamily dwellings where such dwellings are individually owned as in the case of condominium or cooperative ownership. All developments involving condominium or cooperative ownership shall be reviewed and approved under the provisions for planned unit developments (See article VIII).
2. *Master site development plan required.* It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by Planning Commission review of the master development plan required for all such development by article XIV, subsection 14-103.2. Provided, however, that in any instance where this use is located within a planned unit development this requirement may be fulfilled by submission of the plans required by that section.
3. *Design criteria, general.* It is the intent that multifamily dwellings where they are permitted:
  - a. May be appropriately intermingled with other types of housing;
  - b. Shall not contain more than 12 dwelling units per floor on a single unbroken frontage; and
  - c. Shall constitute groupings making efficient economical, comfortable and convenient use of land and open space.
4. *Design criteria, detailed.*
  - a. Each dwelling unit shall be provided with reasonable visual and acoustical privacy. A fence at least six feet in height shall enclose the boundary of each multifamily development site. A detail of the proposed fence is to be presented with the site development plan. The aesthetic and protective nature of the proposed fence shall be considered an integral element of the overall site design and shall be reviewed as part of the design review process. Where in the judgment of the Planning Commission alternative measures such as landscaping or placing of berms are found to provide equal or superior protection, these measures may be substituted for the fence.
  - b. Paved pedestrian walkways shall be provided for convenient and safe access to all living units and recreational facilities from the streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.
  - c. The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features to the maximum extent feasible. Prior to any site clearing or development activity the developer shall submit a landscape plan along with the site development plan. Where necessary to provide both internal and external privacy and to screen out objectionable features such as noise or automobile lights, additional new plant material shall be added.

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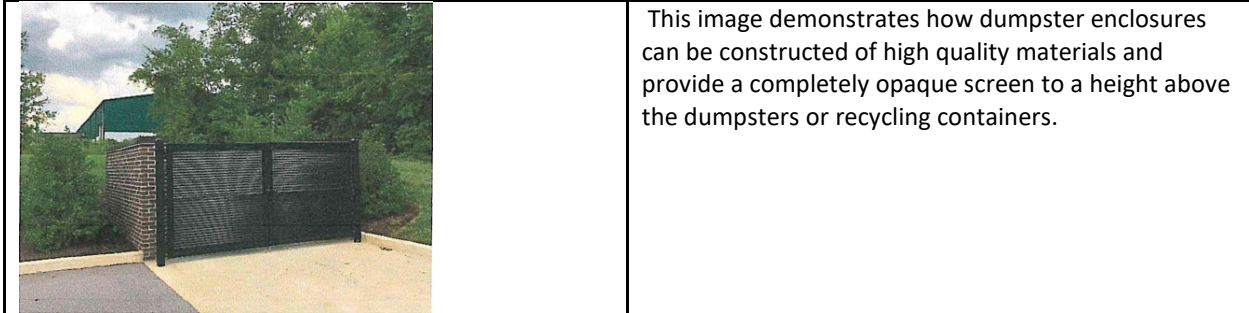
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- d. Existing trees, shrubs, evergreens and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes from erosion.
- e. An adequate amenity package for occupants of the apartments shall be provided. The amenity package shall as a minimum include the following:
  - i. Exterior sitting areas with a total minimum area of 20 square feet per bedroom, easily accessible by paved walkways to the residents such facilities are designed to serve. Generally, such facility shall be located no more than 750 feet from any residential building it is to serve. All sitting areas shall be equipped, with benches, picnic tables and other passive recreational facilities. All such sites shall be suitably landscaped to enhance their intended function.
  - ii. Play lots and/or playgrounds with a total minimum area of 100 square feet per bedroom. These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided shall be durable commercial grade equipment which shall meet all Consumer Product Safety Commission safety guidelines as well as the ASTM F1487-93, public use playground standard. The playground shall be served by paved pedestrian walks linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.
  - iii. Club house facilities shall be located within the development. A minimum floor area of 2,000 square feet shall be required for any development. In developments containing 200 or more dwelling units ten square feet of additional floor area shall be provided for each unit thereafter.
  - iv. *Dumpster enclosures:*
    - 1. Walls used to screen trash dumpsters, refuse collection areas, or recycling containers shall:
      - a) Be fully screened from public view;
      - b) Be constructed of masonry materials that match the main colors and materials of the associated building they serve;
      - c) Include steel opaque gates designed to complement the wall materials used;
      - d) Be supplemented with plantings around the perimeter.
    - 2. Any enclosure intended for screening dumpsters, refuse areas, or recycling containers that contains a compaction unit shall include a floor drain within the containment pad that is tied directly to the sanitary system in accordance with the standard specifications for sanitary sewers;
    - 3. Any enclosures provided for restaurants or other food service establishments shall provide adequate area for the storage of grease barrels/recycle containers inside of the dumpster enclosure;

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4. Any enclosures provided for restaurants or other food service establishments shall provide a floor drain within the containment pad;
5. All floor drains located in a dumpster enclosure shall be plumbed to an oil/water separator or grease interceptor. If the drain ultimately is piped to the sanitary sewer system, the enclosure must be covered so that the drain does not receive storm water.
6. To allow for dumpster gates to remain closed as often as possible, either a pedestrian door or a wall offset for pedestrian access shall be provided.



7. The Planning Commission may waive any of these design requirements upon showing by the developer/applicant alternative methods of design, if deemed acceptable.
- v. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all multi-family developments, with the exception of those developments that have received site plan approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a) Locations.
  - 1) For multi-family developments, a minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
  - 2) The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.
- b) Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36-gallon container and shall be of a strap-type design. (A typical design is shown in illustration 5.1 below for example only).

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**Illustration 5.1**



- vi. Streetlights and area lights, lighting the entire development.
  - f. All private drives, parking areas or other vehicular ways used for the common access for two or more residences shall be suitably paved and maintained as a condition of approval of the project.
  - g. All dwelling units shall be positioned so as to ensure the availability of adequate fire protection. All buildings shall have a fire hydrant located within 150 feet of the furthest point of each dwelling unit. A minimum flow of 2,500 gallons per minute (gpm) for a one hour duration with a residual pressure of 20 pounds per square inch (psi) shall be available to all dwellings. As an alternative to upgrading water mains to fully meet these flow standards, multifamily dwellings may be provided internal protection in the form of sprinkling systems. In the event such systems are provided, the required fire flow may be reduced by 50 percent from that required without such systems.
  - h. Every building utilized for multifamily dwellings shall be accessible to fire apparatus by way of access roadways with all-weather driving surfaces of not less than 20 feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum vertical clearance of 13 feet six inches. The required width of the access roadway shall not be obstructed in any manner, including the parking of vehicles. "No Parking" signs or other appropriate notice, or approved obstructions inhibiting parking, may be required and if installed shall be maintained. No barriers may be placed within the development which would prevent emergency vehicles from pulling around or between buildings.
5. *Required improvements.* The following shall be required:
- a. *Internal streets.*
    - i. In general, internal drives or travelways located within any multifamily development shall be privately constructed and maintained.
    - ii. The pavement width and geometric design standards of all internal drives or travelways located within any multifamily development shall be as specified within the subdivision regulations. In any instance where an internal travelway is proposed for dedication as a public street, the pavement design shall meet or exceed that required in the subdivision regulations.
  - b. *Public street access.*

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- i. The minimum distance between access points along public street frontage, measured centerline to centerline shall be 200 feet.
    - ii. The minimum distance between the centerline of an access point and the nearest curbline or street line of a public street intersection shall be 100 feet.
  - c. *Storage of waste.* All refuse disposal areas shall be maintained in such manner as to meet County and City health requirements and shall be screened from view.
  - d. *Sanitary sewage requirements.* All development projects approved under this section shall be served by public sanitary sewage systems that meet the standards of the Tennessee Department of Environment and Conservation.
  - e. *Water metering requirements.* Each dwelling unit, within any multifamily development, shall have an individual water meter.
  - f. *Utilities requirement.* All cables serving electrical, telephone, television and street lighting shall be placed under ground.
  - g. *Mail delivery.* All multifamily complexes shall develop a plan for mail delivery which meets the criteria developed by the local post office. This plan shall be presented with the master development plan. **This plan, and kiosk details, shall be presented with the preliminary master development plan or site plan. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.**
6. *Parking space and traffic circulation requirements.*
  - a. Two off-street parking spaces shall be provided for each dwelling unit.
  - b. Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall be generally located in close proximity to the dwelling units they are designed to serve. At least one parking space per dwelling unit shall be located so as to provide a maximum walking distance of 200 feet from the nearest entrance of the dwelling unit such space is to serve. Where appropriate, common driveways, parking areas, walks and steps shall be maintained and lighted for night use. Screening of parking and service areas shall be achieved through ample use of trees, shrubs, hedges and screening walls.
  - c. Each building shall be physically separated from the highway or street by a curb or planting strip at least eight feet wide against unchanneled motor ingress and egress. The complex shall have not more than two accessways to any highway or street without special approval by the Planning Commission.
7. *Open space requirements.* Any common open space provided within a development of multifamily dwellings shall:
  - a. Meet the requirements for quality and improvement established in article VIII, subpart [subsection] 8-204.1.
  - b. Be protected by covenants as outlined in article VIII, subpart [subsection] 8-204.4, which will ensure the improvement and continued maintenance of all such properties.
  - c. Serve as recreational area and open space only.
8. *Permitted density.* The density or number of dwelling units permitted within a given area, shall be computed utilizing the development area per dwelling unit for the district wherein the multifamily

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dwellings are to be located. In any instance where a particular development is located in more than one district, the density shall be separately computed for each district and no density may be transferred between districts.

9. *Yard and building spacing requirements.* Within any development approved under the provisions of this section, the following yard requirements shall apply:
  - a. For units located entirely within the interior of the site no yards as such are required, however, buildings shall be spaced so that the minimum distance between such buildings shall be the greater of 30 feet or the separation required by adopted building and fire codes.
  - b. All buildings located along the periphery of the site shall be set back as provided in article V, subsection 5-103.5, subpart 6.h, Special yards and setbacks along district boundaries.

(Ord. No. 2016-40, § 1, 8-8-2016; Ord. No. 2018-43, § 1, 11-26-18)

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### Sec. 5-104. Supplemental design provisions.

#### 5-104.4 *Development standards for single-family residential.*

1. The front façade and any other façade shall contain 100 percent brick and/or stone. All percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascias. In enforcing this requirement, the Regional Planning Commission may permit any other construction materials allowed under state law. In determining whether to allow such materials, the City may consider whether the material is proposed as an accent, as a portion of a corporate motif, as well as whether the design is in line with general aesthetic goals of the City of Mt. Juliet as set forth herein, and any other factors deemed relevant by the applicant.
2. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.
3. Approved roof materials include: concrete or terra cotta tile, asphalt shingles, and standing seam metal roofing. Shingles shall be fungus resistant.
4. No tract home or custom home may be built adjacent to or across from a home with the identical elevation. Dwellings constructed next to or across from another dwelling shall include a variety of architectural elements that can include the following: differences in roof lines, the shape, design and size of windows and doors (including garage doors), shutters, materials, colors, and porches. Tract home builders/developments shall provide a minimum of four floor plans with a minimum of three elevations each.
5. A minimum of 22 feet of driveway depth shall be provided between a garage door and a sidewalk or public path.
6. No wall or window mounted air conditioning or heating units may be installed or placed in a front or street facing façade (excluding alleys). Such units may be located in a side or rear façade not adjacent to a street.

7. Covered front porches are recommended for dwellings, and where provided, a minimum depth of six feet and area of 120 [square feet] is recommended.
8. Rear porches or patios are recommended for dwellings, and where provided, a minimum of 200 square feet is recommended. These areas, whether proposed to be covered or not, shall be planned so as to comply with rear setback requirements.
9. Mechanical equipment shall not be roof-mounted, but may be on the ground, within attic space or other location screened from public view.
10. All homes shall contain a minimum of a two-car garage. Side, rear or alley-loaded garages are recommended.
  - a) *Arterials and Collectors*: When fronting an arterial or collector street, garages and driveways shall be restricted to alleys, side-streets, or other approved combined access drives. In no case shall a garage be street-facing other than to the side street.
  - b) *Access Streets*: When fronting an access street, garages and driveways shall be restricted to side-, rear-, or alley-loaded. In no case shall a garage be street-facing other than to the side-street.
  - c) *Access Lanes*: Street-facing garages will only be acceptable on access lanes if they incorporate the following features: Ten feet minimum set back from the front of the home including the front porch if applicable and two garage doors separated by a two-foot minimum brick or stone column.
11. Street-facing garages shall include a double-wide driveway (minimum 18 feet wide). Driveway approaches connecting to side loaded garages may be less than 18 feet wide if proper maneuvering space is provided. The interior width of a two-car garage shall contain a minimum clear space of 20 feet and contain a minimum of 440 square feet. No stairs, water heaters or other fixed items may encroach into this space.
12. Alley-loaded garages shall be located so that parked vehicles do not encroach into the alley. The garage shall be a minimum of 20 feet from the edge of the alley pavement, or five feet from the edge of the alley pavement with a ten feet by 20 feet parking pad adjacent to the garage.
13. For narrow lot developments, which are defined as those subdivisions having an average lot width less than or equal to 60 feet, the following shall apply.
  - a) Rear loaded garages should be considered to avoid a "snout house" appearance.
  - b) Street facing garage façades (excluding the wall frame) shall not exceed 40 percent of the area of the front wall façade of the first floor.
  - c) The 40 percent requirement only applies to the doors of the garage and does not apply to the two feet column separating multiple garage doors as mentioned above in item 10.
14. A plan for the planting and/or the preservation of trees shall be required for all new subdivisions. Said plan shall accompany a request for preliminary plat approval and address the following items. The plan shall be approved by the Regional Planning Commission prior to, or with preliminary plat approval.
  - a. A minimum of one tree shall be planted or preserved per lot and may be planted or preserved in the front yard of each lot, within the private or public right-of-way as a street tree, or elsewhere as approved by the Regional Planning Commission.
  - b. The City of Mt. Juliet encourages the preservation of existing trees as a means of compliance with the requirements of paragraph "a" above.

- c. The planting species and location for new vegetation shall be selected to avoid conflicts with vehicle and pedestrian movements. More than one species shall be used to avoid adverse impacts from disease or pests.
- 15. Except for temporary purposes, motor vehicles shall be parked on paved surfaces. No more than 50 percent of any front yard may be paved or used for motor vehicle parking except that courtyard style garages and associated driveways will not count toward this 50 percent.
- 16. Regarding foundations, the finished floor elevation at the front façade shall be located above grade in accordance with the following standards:
  - a) For setbacks of ten feet or more, the finished floor elevation of the front façade shall be a minimum of 18 inches above grade; and
  - b) For setbacks of less than ten feet, the finished floor elevation of the front façade shall be a minimum of 24 inches above grade.
  - c) Exposed foundation walls or piers shall be clad in face brick or stone. Exposed smooth-faced standard concrete block is prohibited.

Nothing in this subsection shall prevent the use of slab foundations, provided:

- a) The outer edge of the slab is clad in the materials required in this subsection;
  - b) It extends to the minimum height above grade, except that this provision may be waived for age restricted developments serving a senior adult population of age 55 and over.
17. Outdoor decorative trash receptacles. Outdoor trash receptacles shall be required for all amenity centers and/or club houses within single family residential developments, with the exception of those developments that have received approval prior to the enactment of this ordinance.

In addition, outdoor trash receptacles shall comply with the criteria listed, as follows:

- a) Locations.
  - i. A minimum of one decorative trash receptacle shall be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool (if proposed), and a minimum of one at all grilling/picnic locations.
  - ii. The location of all trash receptacles shall not interfere with accessible paths of travel or accessible parking as required by the Americans with Disabilities Act of 1990, as amended or emergency exits.

- b) Design.

All multi-family site plans shall show the proposed design, size, typical elevation and location for each decorative trash receptacle on the plan.

The design of the trash receptacle shall be made of black powdered coated steel, have a minimum capacity of a 36 (thirty-six) gallon container and shall be of a strap-type design. (A typical design is shown in illustration 5.2 below for example only).



18. Regarding certain streetscape elements, all traffic poles and traffic sign posts shall be black or dark green in color. All street signs shall be erected with a decorative sign post, a decorative base and a decorative finial that extends beyond the top of the standard sign. All traffic signs shall be of pedestrian-scale ornamental design. Exposed metal poles are strictly prohibited unless entirely enclosed with a brick or stone veneer.

19. Mail kiosk details, shall be presented with the preliminary master development plan or preliminary plat. Mail kiosks are subject to City design standards and shall be covered, include lighting, and at least two designated parking spaces. Standalone mail kiosks shall not be located in amenity areas unless located inside the clubhouse or amenity building.

(Ord. No. 2001-34, 10-22-2001; Ord. No. 2003-40, 9-8-2003; Ord. No. 2005-05, 3-14-2005; Ord. No. 2005-35, 12-12-2005; Ord. No. 2006-04, 2-6-2006; Ord. of 10-23-2009, § 5-102; Ord. No. 2015-34, § 1(Att.), 8-24-2015; Ord. No. 2016-40, § 2, 8-8-2016; Ord. No. 2017-43, § 1, 7-10-2017; Ord. No. 2021-42, Exh. A, 10-25-2021)