



M E M O R A N D U M

Date: September 18, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Zoning Ordinance Amendment
Articles V, VI & VII, Sections 5-103a, 5-103.4, 6-103a,
6-103.3 & 7-103a
Bulk Regulations, Maximum Building Height

Request: The city desires to amend the maximum permitted height of structures in all zoning districts to align with the requirements of the most recent fire and building codes, IRC, IBC & IFC, as shown below. Yellow highlights indicate additions; red highlights indicate removal.

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												
	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	40	40	30	20	15	10	10	5	5	5

**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	Front	60	60	60	60	50	40	40	30	30	30
		2	Side	35	35	30	30	20	20	20	20	20	20
		3	Rear	50	50	30	30	30	25	25	20	20	20
VI	Maximum impervious surface ratio (as % of lot area)			N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	70	70
(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
	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.								
(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
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)

Table 7-103A. Bulk Regulations for Industrial Districts				
[Bulk Regulations]		Districts		
		I-R	I-G	I-S
	C. Rear	20 (3)	20 (3)	(4)
(1)	Reference currently adopted IBC & IFC as applicable.			

Summary: The proposed amendments remove the 35' maximum building height regulation for commercial and residential structures and replaces it with the regulations found in the IBC, IFC & IRC. The amendment removes the 50' maximum building height regulation and replaces it with the regulations found in the IBC & IFC.

Recommendation: Staff recommends forwarding this zoning ordinance amendment to Articles V, VI & VI, Maximum Building Height, to the Board of Commissioners with a positive recommendation.