

ZONING RESOLUTION
DICKSON COUNTY, TENNESSEE

ADOPTED
OCTOBER 27, 1988



LAST AMENDED: June 24, 2024

The Greater Nashville Regional Council
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7. **R-2, Medium Density Residential Planned Unit Development**

A. **Density, Bulk and Open Space Regulations**

1. **Density and Open Space Requirements**

Minimum Lot Size None
Maximum Density 6 Dwelling Units per Acre

Density bonuses shall be given as follows:

1. Dedication of land for school, library, fire station, or similar public use if so approved by the County Commission is ten (10) percent.
2. Alternatively, on developments with less than twenty-five (25) acres the actual area of the land to be dedicated may be used as bonus density if so, approved by the County Commission.
3. Areas in road right of ways are not included in calculating the number of dwelling units. When calculations are made as to the number of permitted dwelling units the number of units may be rounded up provided that at least .5 of a unit is calculated. Areas dedicated for schools, fire stations, etc., are also excluded but do receive a density bonus.
4. The remaining area shall be left as common open space and used for designated purposes as approved in the Preliminary and Final Master Plan. The minimum required ratio of dedicated common open space should be in terms of the maximum density of the planned unit development and based on five (5) percent of the total acreage less that dedicated to the County.

B. **Yards.** For detached or semi-detached structures, the following setbacks are required:

| | |
|---------------------------|----------------|
| Minimum Front Yard | 20 feet |
| Minimum Side Yard | 8 feet |
| Minimum Rear Yard | 10 feet |

These yards are to be measured to the property lot lines. If the ownership between structures is dedicated open space the yard provisions may be waived provided, they were so shown on the Preliminary and Final Master Plans and that all provisions of the building and fire code are satisfied.

C. **Development Standards Applicable to All Residential Planned Unit Developments**

1. **Perimeter Requirements** - Along the perimeter of the Planned Unit Development, buildings shall be designed to harmonize in scale, setbacks, and mass with existing adjacent areas. A minimum setback of forty (40) feet shall be required around the perimeter of all residential planned unit developments. Perimeter landscaping shall also be required when deemed necessary to minimize the impact of the PUD on adjacent property.
2. **Pedestrian Circulation** - All PUDs shall be designed so as to allow safe pedestrian circulation between dwelling units as well as to provide access to improved open space or other amenities. Sidewalks shall be located on at least one side of any proposed street or common driving area. Sidewalks should normally be separated from the road surface by at

least five (5) feet and may be buffered from the street by trees or other vegetation. Sidewalks shall be at least five (5) feet wide and built at reasonable slopes and grades.

3. **Open Space Requirements** - No open area may be accepted as common open space under the provisions of this section unless the location, shape, size and character of the common open space is appropriate to the scale and character of the development considering its size, density, expected population, topography, and the number and type of dwellings to be provided. Common open space must be suitably improved for its intended use, but common open space containing natural features worthy of preservation, steep slopes, or floodplains may be left unimproved. If the master plan provides for buildings, structures, and/or improvements in the common open space then the developer shall provide surety of sufficient value to ensure that the buildings, structures, and improvements will be completed. The Planning Commission shall release the bond or other assurance when the buildings, structures, or improvements have been completed according to the development plan. A golf course may be used as open space provided that additional improved open space is provided appropriate to the needs of the residents of the development. Areas for walking trails may be used provided they are in addition to required sidewalks.
4. **Arrangement** - Lots along existing County roads shall be arranged so as to either be screened from or front the existing road. Driveways shall normally access only roads within the development. Connections to existing collector or arterial roads shall be kept to a minimum.
5. **Landscaping Requirements** - Each PUD shall be attractively landscaped, and the proposed landscaping shall be included in the preliminary master plan. Areas to be landscaped include the perimeter of the development, parking lots, waste containers, utility structures such as pumping stations or electrical substations, and multi-family structures.
6. **Parking and Storage** - Storage areas shall be enclosed or concealed by berms and/or buffers. Parking lots shall be landscaped.
7. **Signs** - The location and design of all signs shall be shown as a separate element of the preliminary master plan.
8. **Access** - Planned Unit Developments with more than twenty-five (25) units must have two (2) points of ingress/egress. PUD's with between fifteen (15) and twenty-four (24) units may use two (2) ingress/egress points or a single boulevard road with either a median or a third lane. The minimum right of way for a boulevard shall be sixty (60) feet.
9. **Street Improvements** - All streets, public or private, shall be constructed to the road specifications contained in the Dickson County Subdivision Regulations with the following exceptions:
 - a. The right of way may be reduced where curb and gutter streets are used.
 - b. Traffic calming methods are permitted and encouraged.
 - c. Alleys are permitted.
 - d. Landscaping of the center of cul-de-sac turnarounds is permitted and encouraged.
10. **Utilities** - The development shall be serviced with public sanitary sewerage systems. The water systems shall be capable of providing needed fire flows for the development as well as domestic water supply. Fire hydrants shall be installed to be within five hundred (500) feet