

ARTICLE 7.00
PROVISIONS FOR MIXED-USE DISTRICTS

07.01 General Purpose of Mixed-Use Districts

The mixed-use districts established by this title are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. Toward the achievement of these goals, mixed-use districts have the following specific purposes and intents:

- 07.01.010 *Deleted – Ordinance O1003-23*
- 07.01.020 To provide the opportunity for the development of permanent residential activities that are spatially integrated either horizontally or vertically with the broadest possible range of compatible non-residential activities.
- 07.01.030 To ensure residential livability for permanent residential activities in a mixed-use area, to protect adjacent residential areas and to provide a harmonious and supportive relationship with all other adjoining uses.
- 07.01.040 To encourage permanent residential activities in mixed-use areas through the provision of development incentives.
- 07.01.050 To promote economic development and job opportunities combined with living arrangements that reduce reliance on automotive travel and parking needs and enhance mass transit usage.
- 07.01.060 To encourage the preservation and economical use of existing buildings that contribute to the historical or architectural character of a mixed-use area.
- 07.01.070 To ensure that the scale and intensity of mixed-use development are appropriately related to supporting public services and facilities.
- 07.01.080 To provide for compact, locational patterns of principal land uses within mixed-use districts in order to encourage pedestrian linkages and to provide for parking arrangements which do not interfere with this pattern.

7.02 Intent and Description of MRO Multiple Residential and Office District

This class of district is intended to provide adequate and suitable space in appropriate location for high-density residential areas. Characteristics of permitted residential developments are buildings designed for multiple dwelling units, or designed to be attached with party walls. Commercial developments, having a minimum of characteristics objectionable in a high density residential environment, are permitted, if the activities therein minimize direct contact with the ultimate consumers of goods or services, or do not principally involve the sale, transfer, storage, or processing in these districts of goods or chattels. However, a selective list of retail trade and personal service uses are permitted if their principal purpose is to serve the recurring needs of the occupants or employees of other permitted uses in this district. In addition, use of buildings and land is permitted for community facilities and utilities necessary for serving these districts or for general community welfare. This class of district is appropriately located between districts characterized by lower density residential development and areas of more intensive commercial use, or they are extensions along major traffic arteries from areas used for more intensive commercial purposes.

07.02.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Multiple Residential and Office Districts as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

Residential Activities

- Dwelling, Attached
- Dwelling, Multi-Family
- Dwelling, One-Family Detached
- Dwelling, Two-Family Detached

Community Facility Activities

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Nursing Home – Including Assisted Living
- Non-assembly Cultural
- Place of Worship

Commercial Activities

- Business and Communication Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- Medical Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses

The following activities may be permitted as conditional uses in accordance with Section 15.06.

Commercial Activity

- Utility and Vehicular
- Convenience Sales and Services
- Undertaking Services
- Group Assembly Extensive
- Group Assembly Limited
- Limited Retail Sales
- Transient Habitation

Community Facility Activities

- Intermediate Impact Community Facility
- Limited Child and Adult Care

D. Prohibited Uses and Structures

Any use or structure not of a nature specifically permitted herein, and any use not conforming to the performance standards.

07.02.020 Residential Site Development Regulations

Permitted residential activities and developments in the MRO District shall be designed and developed according to the following regulations:

- | | | |
|----|----------------------------|----------------|
| A. | Bulk Regulations | |
| 1. | Site Area Per Unit | 3,000 sq. ft. |
| 2. | Maximum Building Height | 35 feet |
| B. | Area and Yard Regulations | |
| 1. | Minimum Required Lot Area | 6,000 sq. feet |
| 2. | Minimum Required Lot Width | 60 feet |

3. Minimum Required Building Setback.

<i>Yard</i>	<i>Single-Family Detached</i>	<i>Single-Family Attached</i>	<i>All Other Uses</i>
Front	20 Feet	20 Feet	25 Feet
Side	10 Feet	10 Feet on yard opposite common wall	10 Feet
Rear	10 Feet	15 Feet	20 Feet

Greater yard and building setbacks may be required when the MRO zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

07.02.030 Non-Residential Site Development Regulations

A. Bulk Regulations.

1. Maximum Building Height 35 feet
2. Maximum Floor Area Ratio 0.5

B. Area and Yard Regulations

1. Minimum Lot Area 20,000 sq. ft.
2. Minimum Front Yard 10 feet
3. Minimum Side Yard 10 feet
4. Minimum Rear Yard 20 feet
5. Minimum Building Setback.

Street Classification

- | | |
|-----------|---------|
| Arterial | 10 feet |
| Collector | 10 feet |
| Local | 10 feet |

Greater yard and building setbacks may be required when the MRO zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.02.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the MRO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MRO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the MRO District. A preliminary master development plan is not required for property zoned MRO prior to July 14, 1998.

- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MRO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:

- C. Additional Site Design Standards: All developments occurring within a MRO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

07.03 Intent and Description of MU Mixed Use District

The purpose of the Mixed Use (MU) land use classification is to provide for a long-term mixture of residential and non-residential uses in portions of the community adjacent to major transportation routes. This purpose is intended to be carried out through the reliance on a market-driven approach to the appropriate uses in the various MU locations by utilizing a flexible zoning technique that permits a market-driven approach but requires a master plan for each MU project site or location.

It is envisioned that MU land use areas target relatively large, contiguous land areas that can be developed according to a unified plan in a high-quality, master-planned setting rather than on a lot-by-lot basis. The uses and standards in this category are intended to promote flexibility and innovation in site design and enhance the environmental quality and attractiveness of the area, enhance the natural or scenic qualities of the environment and protect the public health and safety.

07.03.010 Uses and Structures

Within the Mixed Use District, as shown on the Gallatin Municipal Regional Zoning Map and as delineated below and as described in Section 03.05 the following activities are permitted:

A. Permitted Uses

Residential Activities

- Dwelling, Attached
- Dwelling, Multi-Family
- Dwelling, One-Family Detached
- Dwelling, Two-Family Detached

Community Facility Activities

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Limited Child and Adult Care
- Non-assembly Cultural
- Nursing Home – Including Assisted Living
- Place of Worship
- Utility and Vehicular

Commercial Activities

- Business and Communications Service
- Financial, Consulting, and Administrative
- Food Service
- General Retail Sales and Service – Excluding Manufactured Home Sales Facilities

Limited Retail Sales Activities
Medical Office/Service
Research Service
Transient Habitation
Undertaking Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses

The following activities may be permitted as conditional uses in accordance with Section 15.06.

Community Facilities
Intermediate Impact

Commercial Activities
Convenience Sales and Service
Food Service Drive In

07.03.020 Residential Site Development Regulations

Permitted residential activities and developments in the MU District shall be designed and developed according to the following regulations:

A. Bulk Regulations

1. Site Area per Unit 3,000 sq. ft.
2. Maximum Building Height 35 feet

B. Area and Yard Regulations

1. Minimum Site Size (Entire Development) 5 acres
2. Minimum Lot Area 60,000 sq. ft.
3. Minimum Lot Width 60 feet

4. Minimum Building Setback.

<i>Yard</i>	<i>Single-Family Detached</i>	<i>Single-Family Attached</i>	<i>All Other Uses</i>
Front	20 Feet	20 Feet	25 Feet
Side	10 Feet	10 Feet on yard opposite common wall	10 Feet
Rear	10 Feet	15 Feet	20 Feet

Greater yard and building setbacks may be required when the MU zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.03.30 Non-Residential Site Development Regulations

A. Bulk Regulations

1. Maximum Building Height 35 feet
2. Maximum Floor Area Ratio 1.0
3. Maximum Building Coverage 50 percent

B. Area and Yard Regulations

1. Minimum Site Size (Entire Development) 5 acres
2. Minimum Lot Area 20,000 sq. ft.
3. Minimum Front Yard 10 feet
4. Minimum Side Yard 10 feet
5. Minimum Rear Yard 20 feet
6. Minimum Building Setback.
 - Street Classification
 - Arterial 10 feet
 - Collector 10 feet
 - Local 10 feet

Greater yard and building setbacks may be required when the MU zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.03.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the MU zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MU District,

and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the MU District.

- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MU District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within a MU District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

7.04 Intent and Description of Existing Mixed-Use General (MUG) Districts Approved Prior to July 7, 1998

These provisions apply to only those Mixed-Use General Districts that were approved prior to July 7, 1998. No rezoning to Mixed-Use General District shall be approved after that date.

This district is designed to provide adequate and suitable space in appropriate locations for high intensity residential uses mixed with a wide range of compatible nonresidential uses at low to moderate intensities. A high level of accessibility is a necessary locational requirement for this district due to the intensity of development expected. Appropriate locations include major highways which have undeveloped or intermittent developed land.

07.04.010 Uses and Structures

A. Principal Permitted Uses and Structures

Within the Mixed-Use General Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

Residential Activities

- Dwelling, Attached
- Dwelling, Multi-Family

Community Facility Activities

- Administrative
- Community Assembly
- Essential Service
- Limited Child and Adult Care
- Non-assembly Cultural
- Place of Worship

Commercial Activities

- Animal Care
- Automotive Servicing
- Business and Communication Service
- Consumer Laundry and Repair
- Convenience Sales and Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- General Retail Sales and Service
- Group Assembly-Extensive
- Group Assembly-Limited
- Medical Service

Research Service
Retail Business Supply
Transient Habitation
Undertaking Service
Vehicular, Craft, and Related Equipment Sales, Rental and Delivery
Limited Warehousing

Manufacturing Activities
Limited

Agricultural Activities
Plant Nursery

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Private swimming pools, tennis courts, and other recreational facilities exclusively for the use of the occupants of a residential activity;
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities
Dwelling, One-Family Detached
Dwelling, Two-Family Detached
Mobile Home Park

Community Facility Activities
Community Education
Intermediate Impact
Nursing Home
Utility and Vehicular

Commercial Activities
Transport and Warehousing

D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.04.020 Bulk Regulations

- A. Maximum Lot Coverage – 40 percent
- B. Maximum Floor Area Ratio – .50
- C. Minimum Development Area Per Dwelling Unit – 2,000 square feet
- D. Maximum Height – 35 feet

07.04.030 Area and Yard Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

Greater yard and building setbacks may be required when the MUG zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.04.040 Use of Required Yard

- A. Landscaping and Bufferyards – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13. The landscaping and bufferyard requirements shall be the same as those set out for the Mixed Use (MU) zone.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.04.050 Other Requirements

- A. Exterior Storage

Exterior storage of goods, chattels, or materials and the placement of waste disposal facilities is permitted in the rear of the principal building only, or in the front of the principal building to the extent of 75% of the floor space of the principal building only, and such facilities shall be appropriately screened using materials which are complimentary to the site and other buildings.

07.04.060 Slopes

All cut and fill slopes in excess of 3:1 shall be properly stabilized as evidenced by a grading and revegetation plan or such slopes shall be reduced with retaining walls or similar treatment.

07.04.070 Proximity to Homes

No structure, parking, and activity employing from four (4) or more persons shall be located within 200 feet of an existing dwelling.

07.05 Intent and Description of Existing Mixed-Use Limited (MUL) Districts Approved Prior to July 7, 1998

These provisions apply to only those Mixed-Use Limited Districts that were approved prior to July 7, 1998. No rezoning to Mixed-Use Limited District shall be approved after that date.

This district is designed to provide adequate and suitable space in appropriate locations for moderate intensity residential uses mixed with a wide range of compatible nonresidential uses at low intensities. Mixed-Use Limited districts are appropriate at location similar to those for Mixed-Use General districts but which lack a high level of accessibility or where more restrictions on uses are desired. These districts may also be appropriate in areas that contain residential uses are subject to transition, provided nonresidential uses are not dominant and the likelihood of complete transition occurring is doubtful because of locational characteristics, size of the area, diversity of ownership, or a persistent residential presence.

07.05.010 Uses and Structures

A. Principal Permitted Uses and Structures

Within the Mixed-Use Limited Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

Residential Activities

- Dwelling, Attached
- Dwelling, Multi-Family

Community Facility Activities

- Administrative
- Community Assembly
- Essential Service
- Limited Child and Adult Care
- Non-assembly Cultural
- Place of Worship

Commercial Activities

- Business and Communication Service
- Consumer Laundry and Repair
- Convenience Sales and Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- General Retail Sales and Service
- Group Assembly-Limited
- Medical Service

Research Service
Retail Business Supply
Transient Habitation
Undertaking Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Private swimming pools, tennis courts, and other recreational facilities exclusively for the use of the occupants of a residential activity;
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Residential Activities

Dwelling, One-Family Detached
Dwelling, Two-Family Detached

Community Facility Activities

Community Education
Intermediate Impact
Nursing Home
Utility and Vehicular

Commercial Activities

Limited Warehousing

D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.05.020 Bulk Regulations

- A. Maximum Lot Coverage – 40 percent
- B. Maximum Floor Area Ratio – .50
- C. Minimum Development Area Per Dwelling Unit – 2,000 square feet
- D. Maximum Height – 35 feet

07.05.030 Area and Yard Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

Greater yard and building setbacks may be required when the MUL zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.05.040 Use of Required Yard

- A. Landscaping and Bufferyard – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13. The requirements shall be the same as those set out for the Mixed Use (MU) zone.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.05.050 Other Requirements

- A. Exterior Storage

Exterior storage of goods, chattels, or materials and the placement of waste disposal facilities is permitted in the rear of the principal building only, or in the front of the principal building to the extent of 75% of the floor space of the principal building only, and such facilities shall be appropriately screened using materials which are complimentary to the site and other buildings.

07.05.060 Slopes

All cut and fill slopes in excess of 3:1 shall be properly stabilized as evidenced by a grading and revegetation plan or such slopes shall be reduced with retaining walls or similar treatment.

07.05.070 Proximity to Homes

No structure, parking, and activity employing from four (4) or more persons shall be located within 300 feet of an existing dwelling.

07.06 Intent and Description of Medical-Professional Office (MPO) Districts

These provisions apply to only those Medical-Professional Office Districts that were approved prior to July 7, 1998. No rezoning to the Medical-Professional District shall be approved after that date unless the property to be rezoned is located adjacent to, or across the street from, property zoned MPO prior to July 7, 1998.

This class of district is designed to provide locations suitable for accommodating large hospital and medical facility campuses, medical offices, dental offices, or similar personal services, and uses broadly ancillary thereto; and to provide for related professional and business offices. In addition, certain commercial trade and services uses are permitted if necessary to serve the frequent and recurring needs of persons frequenting and working in this district. The bulk regulations are designed to maximize the use of the land and encourage the consolidation of land into large scale developments that are located on or near arterial streets.

07.06.010 Uses and Structures

A. Principal Permitted Uses and Structures

Within the Medical-Professional Office Districts as shown on the Gallatin Municipal-Regional Zoning Map and as delineated below, as described in Article 3, the following activities are permitted:

Community Facility Activities

- Essential Service
- Health Care
- Nursing Home
- Assisted Living

Commercial Activities

- Financial, Consulting, and Administrative
- Limited Retail Sales
- Medical Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07. Section 13.07.100 shall govern the amount of signage permitted;
2. Accessory off-street parking and loading facilities as required in Article 11 of this article;
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such are carried out on the same zone lot and are not otherwise prohibited.

C. Conditional Uses – The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Community Facility Activities
Limited Child and Adult Care
Extensive Impact Community Facility - Heliport

- D. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

07.06.020 Bulk Regulations

- A. Maximum Lot Coverage – 40 percent
- B. Maximum Floor Area Ratio – 1.0
- C. Maximum Lot Coverage – 75 percent
- D. Maximum Floor Area Ratio – 3.0
- E. Maximum Building Height – To be approved by Planning Commission based on a recommendation from the Gallatin Fire Department

07.06.030 Area and Yard Regulations

- A. Minimum Lot Area – 20,000 square feet
- B. Minimum Front Yard – 15 feet
- C. Minimum Side Yard – 15 feet
- D. Minimum Rear Yard – 15 feet

Greater yard and building setbacks may be required when the MPO zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line as identified in the Comprehensive Plan.

07.06.040 Use of Required Yard

- A. Landscaping and Bufferyards – All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Article 13.
- B. Driveways – Provided that no driveway shall occupy more than half of any required yard.
- C. Sidewalks – Provided that no sidewalk shall occupy more than half of any required yard.

07.06.050 Additional Site Development Regulations

- A. Exterior Storage: Exterior storage of goods or materials of any kind is prohibited. The placement of waste disposal facilities is permitted in rear yards only, and such facilities shall

be appropriately screened using the same material from which the principal use is constructed.

- B. Preliminary Master Development Plan Approval Required: The establishment of the MPO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed MPO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the MPO District. A preliminary master development plan is not required for property zoned MPO prior to July 14, 1998.
- C. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a MPO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- D. Additional Site Design Standards: All developments occurring within a MPO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

07.07 Purpose and Intent of GO General Office District

The GO General Office District is intended to provide office locations serving community and citywide needs. The GO district allows for relatively intense office development, together with selected, complementary commercial uses integrated into such developments. Site development regulations are designed to ensure compatibility with adjacent or neighboring residential development.

GO districts are most appropriately found along or near minor and major arterial streets, on the edge of residential areas, in areas of existing office development, and in areas appropriate for new development. The GO district, through conditional use permits, also provides for large office developments and projects which in appropriate urban settings exceed allowed use intensities and regulations provided.

07.07.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the General Office District as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

Community Facility Activities:

- Administrative
- Community Assembly
- Community Education
- Essential Service
- Health Care
- Intermediate Impact
- Limited Child and Adult Care
- Non-assembly Cultural
- Nursing Home
- Place of Worship

Commercial Activities:

- Business and Communication Service
- Financial, Consulting, and Administrative
- Food Service
- General Personal Service
- Medical Services
- Research Service
- Limited Retail Sales Activities

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.

3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses. The following conditional uses are subject to review and regulations in accordance with Section 15.06.

Residential Activities
 Dwelling Attached

Commercial Activities
 Transient Habitation

07.07.20 Reserved.

07.07.030 Site Development Regulations

A. Bulk Regulations

- | | |
|------------------------------|---------|
| 1. Maximum Building Height | 35 feet |
| 2. Maximum Floor Area Ratio | 1.0 |
| 3. Maximum Building Coverage | 0.5 |

B. Area and Yard Regulations

- | | |
|---|----------------|
| 1. Minimum Site Size (Entire Development) | 5 acres |
| 2. Minimum Lot Area | 20,000 sq. ft. |
| 3. Minimum Front Yard | 10 feet |
| 4. Minimum Side Yard | 10 feet |
| 5. Minimum Rear Yard | 20 feet |
| 6. Minimum Building Setback. | |

Street Classification	
Arterial	10 feet
Collector	10 feet
Local	10 feet

Greater yard and building setbacks may be required when the GO zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

07.07.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the GO zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed GO District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the GO District.

- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a GO District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:

- C. Additional Site Design Standards: All developments occurring within a GO District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

07.08 Purpose and Intent of OR Office Residential District

This District provides for residences, offices, and service facilities in suitable locations in which they can support community needs without producing incompatible effects on adjacent uses. Such a District is particularly appropriate adjacent to arterial streets, as well as between commercial areas and residential neighborhoods.

07.08.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Office Residential District as shown on the Gallatin Municipal Zoning Map, the following activities, as described in Section 03.05 are permitted:

Residential Activities

- Dwelling, Attached
- Dwelling, One-Family Detached

Community Facility Activities

- Essential Services

Commercial Facilities

- Financial, Consulting, and Administrative
- General Personal Services
- Limited Retail Sales Activities
- Medical Service

B. Permitted Accessory Uses and Structures

1. Signs in accordance with the regulations contained in Section 13.07 of this Article.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Recreational uses associated with and maintained primarily for the uses permitted above and for the benefit and use of the occupants.
4. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

C. Conditional Uses. The following conditional uses are subject to review and regulations in accordance with Section 15.06.

Residential Activities

- Dwelling, Multi-Family
- Dwelling, Two-Family

Commercial Activities

- Convenience Sales & Services
- Undertaking Services

07.08.020 Residential Site Development Regulations

A. Bulk Regulations

- 1. Site Area per Unit 3,000 sq. ft.
- 2. Maximum Building Height 35 feet

B. Area and Yard Regulations

- 1. Minimum Lot Area 8,000 sq. ft.
- 2. Minimum Lot Width 60 feet
- 3. Minimum Yards

<i>Yard</i>	<i>Single-Family Detached</i>	<i>Single-Family Attached</i>	<i>All Other Uses</i>
Front	20 Feet	20 Feet	25 Feet
Side	10 Feet	10 Feet on yard opposite common wall	10 Feet
Rear	15 Feet	15 Feet	20 Feet

Greater yard and building setbacks may be required when the OR zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

07.08.30 Non-Residential Site Development Regulations

A. Bulk Regulations

- 1. Maximum Building Height 35 feet
- 2. Maximum Floor Area Ratio 1.0
- 3. Maximum Building Coverage 0.5 percent

B. Area and Yard Regulations

- 1. Minimum Site Size (Entire Development) 5 acres

2.	Minimum Lot Area	20,000 sq. ft.
3.	Minimum Front Yard	10 feet
4.	Minimum Side Yard	10 feet
5.	Minimum Rear Yard	20 feet
6.	Minimum Building Setback.	
	Street Classification	
	Arterial	10 feet
	Collector	10 feet
	Local	10 feet

Greater yard and building setbacks may be required when the OR zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

07.08.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the OR zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 12.02 and 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed OR District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the OR District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of an OR District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 12.02 of this Ordinance:
- C. Additional Site Design Standards: All developments occurring within an OR District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

07.09 Intent and Description of SP Specific Plan District

The SP Specific Plan District (SP) is an alternative zoning process that may permit any land uses, mixture of land uses, and alternative development standards, as may be required to address the unique characteristics of an individual property through a comprehensive site specific zoning plan. In return, a SP district requires the site specific zoning plan to be designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, structures, utilities, access, transit, parking, and streets collectively avoid monotony, promote variety, and yield a context sensitive development. The site specific zoning plan must comply with the building, fire, and life safety codes adopted by the City of Gallatin.

07.09.010 Applicability

A SP Specific Plan District may be applied to any property.

07.09.020 Uses

Within the SP Specific Plan District, as shown on the Gallatin Municipal-Regional Zoning Map, the activities and use classifications shall be as specifically listed and approved as part of the Preliminary Master Development Plan required for the development and the Ordinance adopting the SP Specific Plan District.

07.09.030 Bulk Regulations, Site Development and Design Regulations

The bulk regulations, site development, and design regulations in the SP Specific Plan District shall be specifically listed and approved as part of the Preliminary Master Development Plan required for the development and the Ordinance adopting the SP Specific Plan District.

07.09.040 Procedure

The establishment of the SP Specific Plan District zoning district shall be conditioned upon the application for and approval of a site specific zoning plan as part of a Preliminary Master Development Plan and Ordinance adopting the SP Specific Plan District, after public hearing as specified in Section 15.07 of this Ordinance. This section outlines the site specific zoning plan requirements and the process for Preliminary Master Development Plan and Final Master Development Plan review and approval.

A. Pre-application Conference

Prior to the filing of the application for a zoning amendment for a SP Specific Plan District, the applicant shall confer with the City Codes/Planning Department and Engineering Division Staff to determine whether the applicant is proceeding under the proper section of this ordinance, to consider the desirability or necessity of amending the application or previously approved Preliminary Master Development Plan, to clarify the issues to be addressed with the application, and to discuss any other issue that may aid in the disposition of the project.

B. Application

The applicant shall submit a zoning amendment application for the SP Specific Plan District along with an application review fee to the Codes/Planning Department in accordance with the published application schedule accompanied by a Preliminary Master Development Plan. The site specific zoning plan and Preliminary Master Development Plan shall consist of the following information:

1. Written text, exhibits, and plans in a report format that describes existing conditions, the purpose and intent of the SP Specific Plan District and the proposed plan's consistency with the principles and objectives of the General Development and Transportation Plan.
2. Property boundary lines, dimensions, topography, general physical features of the property, and a location map of the proposed project.
3. Identification of surrounding property owners according to the latest tax roll available at the Sumner County Property Assessor's Office.
4. Detailed site layout and development plan showing the proposed layout of the entire property with respect to uses, potential road, lot and/or building configurations in the development.
5. Detailed transportation plan including routes of proposed major streets, driveways, sidewalks, pedestrian ways, and proposed transit facilities.
6. List of allowable uses of the property, including a tabulation of the land area to be devoted to various uses and activities and overall densities.
7. Specific site development standards and bulk regulations including, but not limited to, the height and size of proposed building types, minimum lot area, maximum floor area ratios, maximum lot coverage and impervious surface ratio, minimum lot width, minimum building setbacks, required yards, required open space, parking standards, and accessory building standards.
8. Landscaping plan including information and requirements pertaining to existing growth to be retained, bufferyards, and other landscaped and open space requirements in the development. The landscaping plan shall also specify the proposed means of dedication of common open space areas and description of the proposed organizational arrangements for the ownership, maintenance, and preservation of common open space.
9. Utilities plan including water, sewer, storm water management, natural gas, electric, streetlights, and other infrastructure standards.
10. Detailed Traffic Study to be approved by the City Engineer regarding the existing and anticipated traffic volumes and movements to and from the completed project and along the existing streets. The traffic study shall specify the required on and off-site improvements based on detailed development plan as approved by the City Engineer.
11. The proposed phasing and time schedule for completion of the entire project.
12. Additional information sufficient to describe the general design of the development as required by the City Planner.

All items must be submitted at the time of application for the zoning application to be deemed complete for review. Any omission of a required submittal item shall be identified, and its reason for omission explained in the Preliminary Master Development Plan.

C. Adoption of a SP Specific Plan District and Preliminary Master Development Plan
The following steps shall constitute the process by which a SP Specific Plan District and Preliminary Master Development Plan are adopted:

1. The Planning Commission shall study the SP Specific Plan District and Preliminary Master Development Plan and supporting data and may make suggestions for changes and adjustments. Upon review and discussion, the Planning Commission shall recommend approval or disapproval of the SP Specific Plan District and Preliminary Master Development Plan and submit this recommendation with a brief report to the Mayor and Aldermen.

The Mayor and Aldermen shall review and discuss the SP Specific Plan District and Preliminary Master Development Plan and approve or disapprove the proposal with or without conditions. The Mayor and Aldermen's actions shall comply with Section 15.07 of this Ordinance and shall constitute the final action required of a proposal for preliminary approval. Whenever the Mayor and Aldermen approve the Preliminary Master Development Plan and supporting material, one copy shall be filed in the Office of the Zoning Administrator/City Planner and one copy shall be given to the Owner.

Upon receipt of the approved Preliminary Master Development Plan, the Owner may proceed with preparation of a Final Master Development Plans and specifications for all or for any portion of the project. The Final Master Development Plan shall be reviewed and approved by the Planning Commission according to the provisions of Section 07.09.040.D. Upon approval by the Planning Commission, one copy shall be filed in the office of the Zoning Administrator/City Planner. No building permits shall be issued until the Final Master Development Plan of the proposed development, or portion thereof, is approved and filed with the Zoning Administrator/City Planner.

2. Modification of Master Development Plan: The Planning Commission or the Mayor and Aldermen may require modification of a SP Specific Plan District and Preliminary Master Development Plan as a prerequisite for approval. Required modifications may be more restrictive than district and/or supplementary regulations and may include, but not be limited to, project phasing, provision for additional bufferyards, open space, landscaping and screening, installation of erosion control measures, improvement to access and circulation systems, rearrangement of structures or uses within the site, and location and character of signs, architectural design of the proposed development, and other modifications deemed necessary to ensure compatibility with the surrounding environment and to protect public health, safety, and welfare.
3. Revisions to a Master Development Plan Approval: The Planning Commission may approve an application for modification of a previously-approved SP Specific Plan District and Preliminary Master Development Plan approval if it is determined that the revisions do not affect the findings relating to the criteria leading to the original approval.

4. New Applications Following Denial or Revocation: No application for approval of the same or substantially the same site may be filed within one (1) year of the date of denial of a Preliminary Master Development Plan review by the Mayor and Alderman. The Owner may petition the Mayor and Aldermen to grant a new review of the site if undue hardship or new facts concerning the site and/or application can be demonstrated.
5. Approval to Run with the Land: A SP Specific Plan District and Preliminary Master Development Plan approval pursuant to these provisions shall run with the land and shall continue to be valid upon change of ownership of the site or structure that was the subject of the application.

D. Final Approval by the Planning Commission of a SP Specific Plan District and Final Master Development Plan

The Mayor and Aldermen's approval of a Preliminary Master Development Plan establishing a SP Specific Plan District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the following procedures and requirements:

1. Pre-application Conference: Prior to the filing of the application for a Final Master Development Plan, the applicant shall confer with the City Codes/Planning and Engineering Staff to determine whether the applicant is proceeding according to the conditions of approval of the Preliminary Master Development Plan, to consider the desirability or necessity of amending the application or previously approved Preliminary Master Development Plan, to clarify the issues to be addressed with the application, and to discuss any other issue that may aid in the disposition of the project.
2. Application for Final Master Development Plan Approval: After the approval of a SP Specific Plan District and Preliminary Master Development Plan, the landowner may make application to the Planning Commission for final approval of the development or portion thereof provided that the proposed Final Master Development Plan is in substantial conformance with the substance of the preliminary approval by the Mayor and Aldermen. Prior to submission of the Final Master Development Plan application, the Final Master Development Plan shall include all information contained in the Preliminary Master Development Plan receiving approval plus the following information:
 - a. Property boundary lines and dimensions, topography (5' contour intervals), location map.
 - b. Arrangement and size of buildings and the specific use of the property.
 - c. Detailed information about the allowable uses of the property, including a tabulation of the land area to be devoted to various uses and activities and overall densities.

- d. Specific site development standards and bulk regulations including, but not limited to, the height and size of proposed building types, minimum lot area, maximum floor area ratios, maximum lot coverage and impervious surface ratio, minimum lot width, minimum building setbacks, required yards, required open space, parking standards and accessory building standards.
- e. Areas to be developed for parking, unloading, drives, walkways, recreation, or other uses designed in accordance with the approved Preliminary Master Development Plan for the SP Specific Plan District.
- f. Detailed landscape plans including the location of major existing growth that is to be retained. The landscape plan shall include specific information pertaining to bufferyards, open space, and required landscaped areas as required by the Preliminary Master Development Plan.
- g. Detailed locations and types of utilities and easements including storm drainage as well as specific details of all surfaced areas.
- h. Details of the proposed traffic control and access management plan as required by the approved traffic study and Preliminary Master Development Plan. Plans shall also include details for street improvements, and grading and earth moving plans showing existing and proposed topography at 2-foot contour intervals.
- i. Detailed architectural plans and elevations sufficient to indicate building, height, bulk, materials, and architectural design.
- j. Detailed signage plans and elevations sufficient to indicate the design of proposed signage, height, materials, and overall amount of signage.
- k. Time schedule for completion of the project.
- l. A statement regarding the proposed method of operating and maintaining the project.
- m. A statement of adequate surety, in the form specified in Section 15.03.080, to ensure construction of the planned development within the proposed phasing/time schedule.
- n. The Final Master Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the development. Also, the proposed Final Master Development Plan shall follow all applicable procedures and requirements governing the subdivision of land, and no building permit shall be issued for the project until a final plat, if necessary, of the proposed development, or portion thereof, is approved, filed, and recorded.

E. Final Planning Commission Action

Upon receipt of an application for final approval of a Final Master Development Plan, the Planning Commission shall examine the Final Master Development Plan and determine whether it substantially conforms to all applicable criteria and standards adopted as part of the Ordinance adopting the SP Specific Plan District and whether it substantially conforms in all respects to the previously approved Preliminary Master Development Plan. The Planning Commission may impose such conditions of approval as are, in its judgment, necessary to ensure conformity to the applicable criteria and standards.

F. Lapse of Approval

The lapse of approval of a SP Specific Plan District Preliminary Master Development Plan and Final Master Development Plan shall be in accordance with the provisions of Section 12.02.040.

G. Procedures to Amend a Preliminary Master Development Plan or Final Master Development Plan

Major amendments to the SP Specific Plan District and Preliminary Master Development Plan and Final Master Development Plan must be submitted to the Planning Commission for review and recommendations and approved by the Mayor and Aldermen. Major amendments shall include, but not be limited to:

1. An increase in the density of the development;
2. Substantial changes in circulation or access;
3. Substantial changes in the mix of dwelling unit types included in the project;
4. Substantial changes in grading or utility provision;
5. Substantial changes in the mixture of land uses;
6. Reduction in approved open space, landscaping, and bufferyards;
7. Substantial changes in architectural or site design features of the development; or
8. Any other change that the City Planner determines to be a major divergence from the approved Preliminary Master Development Plan. The Planning Commission may overrule this determination upon the favorable vote of a majority of the entire membership of the Planning Commission.

All other changes in the SP Specific Plan District Preliminary Master Development Plan or Final Master Development Plan shall be considered revisions to the approved plan. The Planning Commission may approve these minor revisions.

ARTICLE 7.00 AMENDMENTS

Section	Ordinance #	Date
07.04	O9902-012	03/02/99
07.05	O9902-010	03/02/99
07.06	O9902-011	03/02/99
07.02	O9912-059	01/04/00
07.03	O9912-060	01/04/00
07.07	O9912-058	01/04/00
07.08	O9912-058	01/04/00
07.02	O0408-046	09/07/04
07.03	O0408-046	09/07/04
07.07	O0408-046	09/07/04
07.08	O0408-046	09/07/04
07.04.010. A	O0504-031	05/17/05
07.06	O0602-016	03/21/06
07.02.040	O0609-069	10/17/06
07.06.050	O0609-069	10/17/06
07.04.010.A	O0911-84	03/01/10
07.01.010	O1003-23	05/04/10
07.02.010.C	O1005-38	07/20/10
07.03.010.A	O1005-38	07/20/10
07.04.010.A	O1005-38	07/20/10
07.05.010.A	O1005-38	07/20/10
07.06.010.C	O1005-38	07/20/10
07.07.010.A	O1005-38	07/20/10
07.09	O1103-17	05/17/11
Various Changes	O1702-14	03/21/17

