

SECTION 6. RESIDENTIAL DISTRICTS

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6.1 RESIDENTIAL DISTRICTS PURPOSE

A. RR Rural Residential

The RR Rural Residential District coincides with the “Rural Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate very low density detached residential development, conservation subdivisions, and agricultural uses. These areas are characterized by rolling hills, abundant open space and a high degree of separation between buildings, except in the case of conservation subdivisions. While principal use of the land is detached single-family homes and agricultural uses, complimentary institutional uses, parks and open space are also appropriate.

B. ER Estate Residential

The ER Estate Residential District coincides with the “Rural Living” and “Suburban Living” character areas in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate low density, large lot residential subdivisions and conservation subdivisions. While the principal use of the land is detached single-family homes, complimentary institutional uses, parks and open space are also appropriate.

C. SR-1 Suburban Residential

The SR-1 Suburban Residential District coincides with the “Suburban Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate primarily low density detached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by primarily detached residential subdivisions which are traditionally auto-dependent and separated from other uses to protect the residential nature.

D. SR-2 Suburban Residential

The SR-2 Suburban Residential District coincides with the “Suburban Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate medium density detached and attached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by developments that are either entirely detached residential or a combination of

detached residential and attached residential designed in such a manner to blend in with the surrounding developments.

E. WR Waterfront Residential

The WR Waterfront Residential District coincides with the “Waterfront Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate a mixture of residential housing types along with certain water dependent non-residential uses. Developments in this district should maximize being contiguous to the lake by preserving scenic views and lake access for use by the entire development. This district is permitted only with a Planned Development overlay and Master Plan as per Section 8 (Planned Development Districts).

F. MXR Mixed Residential

The MXR Mixed Residential District coincides with the “Mixed-Use Neighborhood” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate developments that are master planned to include a variety of residential dwelling types along with commercial uses that serve the neighborhood. Complimentary institutional uses are also allowed. The uses in these districts should be integrated in such a way that all types of uses work together to create a cohesive development. This district is permitted only with a Planned Development overlay and Master Plan as per Section 8 (Planned Development Districts).

G. OTR Old Town Residential

The OTR Old Town Residential District coincides with the “Old Town” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate a mixture of residential dwelling types including single-family detached, attached and multi-family. The district is designed to preserve and enhance the existing residential areas while allowing new construction that compliments the existing development patterns. Complimentary institutional uses that would not be detrimental to the residential character of the area are also allowed.

H. MFR Multi-Family Residential

The MFR Multi-Family Residential District coincides with the “Suburban Living” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate high density attached and multi-family residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. This district can serve as a transitional district between SR-1 and SR-2 districts and more intensive use districts.

6.2 PERMITTED AND CONDITIONAL USES

Table 1: Residential Districts: Permitted and Conditional Uses lists permitted and conditional uses for the residential districts. A “P” indicates that a use is permitted within that district. A “C” indicates that a use is a conditional use in that district and must obtain a conditional use permit as required in Section 4.5 (Conditional Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district. See Section 7.3 (Interpretation of Unlisted Uses) for uses that are not specifically listed in Table 1.

CITY OF HENDERSONVILLE, TN											
TABLE 1: RESIDENTIAL DISTRICTS: PERMITTED AND CONDITIONAL USES											
P = Permitted Use C = Conditional Use											
Use ¹	RR	ER	SR-1	SR-2	WR ²	MXR ^{2,3}	OTR	MFR	OTC ³	MXC ^{2,3}	Use Standards
RESIDENTIAL USES											
Assisted Living Facility			C	C		C	C	P	C	P	10.3.A
Bed and Breakfast	C ⁷	C ⁷	C ⁷	P	C ⁷	P					
Community Residence, Large (More than 8 persons)							C	P			10.3.B
Community Residence, Small (8 or less persons)	C	C	C	C	C	C	C	P			10.3.B
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P ⁴	P	
Dwelling, Manufactured	P	C									
Dwelling, Townhouse		P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P	P		P ⁵	10.3E
Dwelling, Multi-Family					P ⁵	P ⁵	P	P	P ⁴	P ⁵	10.3E
Independent Living Facility			C	C	C	C	C	P			10.3.A
Nursing Home						C	C	C		P	10.3.A
Vacation Rental - Deleted by Ord. 2016-16	C	C	C	C	C	C	P	P		C	
GOVERNMENT & EDUCATIONAL USES											
Educational Facility, Primary/Secondary	C	C	C	C	C	P	C	P	C	P	
Educational Facility, College/University						C		C	C	C	
Government Facility & Offices	P	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	
Public Works Facility & Utility	P	P	P	P	P	P	P	P	P	P	
RELIGIOUS USES											
Place of Worship	C	C	C	C	C	P	C	P	P	P	
CULTURAL , RECREATION & ENTERTAINMENT USES											
Community Garden	P	P	C	C	C	C	C	C			
Cultural Facility						P			P	P	
Firing Range, Outdoor	C	C									
Golf Course	P	P	P	P	P	P		P			
Marina	C	C	C	C	P	C	C	C	C	C	
Social Club or Lodge	C	C	C	C	C	C	C	C	C	C	10.3N
SERVICE USES											
Day Care Center, Adult or Child			C	C	C	C	C	P	P	C	10.3.C
Day Care Home, Adult or Child	C	C	C	C	C	C	C	P		C	10.3.D
Utility, Private											

CITY OF HENDERSONVILLE, TN
TABLE 1: RESIDENTIAL DISTRICTS: PERMITTED AND CONDITIONAL USES

P = Permitted Use C = Conditional Use

Use ¹	RR	ER	SR-1	SR-2	WR ²	MXR ^{2,3}	OTR	MFR	OTC ³	MXC ^{2,3}	Use Standards
OTHER											
Cemetery & Mausoleum	C	C	C	C			C	C			
Farm ⁶	P	P									
Mining & Quarrying	C	C									
Plant Nursery ⁶	C	C									
Radio & Television Towers & Transmission Facilities	C	C							C		10.3M
Riding Stable	C	C									
Solar Farms, Wind Turbine Farm & Similar	C										
Wireless Telecommunications Tower	C	C	C	C				C			10.3O

Notes:

1. The terms in this column ("Use") are defined in Section 15 (Definitions).
2. Rezoning to this district shall require a planned development overlay and master plan as per Section 8.
3. See also Table 3, Commercial Districts: Permitted and Conditional Uses.
4. Only permitted above ground floor.
5. Permitted only in Planned Developments. See Section 10.3.E for Use Standards including restriction on maximum number/percent.
6. 10 acres minimum lot size. However, a farm as defined by state law, is exempt from the terms of this Ordinance.
7. Maximum of 5 bedrooms

6.3 LOT AND BUILDING BULK STANDARDS

Table 2 (Lot and Building Bulk Standards Residential Districts) establishes minimum lot area and width, maximum lot coverage, maximum building height, and minimum yards/building setback for the residential districts. These regulations apply to the base districts only. See Section 8, Table 5 for lot and building bulk standards in a residential planned development overlay district. The minimum lot size and width applicable to the re-subdivision of existing platted subdivisions lots shall conform to the Hendersonville Subdivision Regulations, Section 3-102.4 (Lot Re-Subdivision Compatibility). See Section 10.5 (Permitted Encroachments and Height Exceptions) for allowed encroachments into the yards required by Table 2.

Variances to the Lot and Building Bulk Standards specified by this section may be granted. See Section 4.4 (Variances) for procedure and criteria.

CITY OF HENDERSONVILLE, TN
TABLE 2: LOT AND BUILDING BULK STANDARDS
RESIDENTIAL DISTRICTS

Bulk Regulations	RR	ER	SR-1	SR-2	OTR	MFR
Min. Lot Area/D.U. (sq ft) ⁸	3 acres	1 acre	12,500	10,000	SF: 5,000 TH, MF: 2,400 ¹	SF: 5,000 TH, MF: 2,400 ¹
Min. Lot Width (ft) ⁸	100	90	75	60	SF: 50 TH, MF: 20	SF: 50 TH, MF: 20
Max. Lot Coverage	15%	20%	25%	30%	40%	40%
Max. Building Height (ft)	35	35	35	35	45 ^{3,4}	45
Min. Front Yard (ft) ⁷	50	40	30	25	Note 5	SF: 20 ² TH, MF: 10
Min. Side Street Yard (ft)	40	35	20	20	Note 5	20
Min. Side Yard (ft)	25	20	10	8	SF: 5 TH, MF: 8 ⁶	SF: 6 TH, MF: 8 ⁶
Min. Rear Yard (ft)	40	35	20 ⁹	20 ⁹	20	20

SF - Single-Family, TH - Townhome, MF - Multi-Family, D.U. - Dwelling Unit

Notes:

1. The maximum density shall be 15 units per acre.
2. 10 feet with rear alley with no driveway in the front.
3. The maximum height in the OT-R district is 45 ft and 3 stories except east of Canfield Place and east of an extension of Canfield Place to Imperial Boulevard which shall be 45 feet and 4 stories.
4. In the OT-R district the maximum height of buildings within 100 feet of the perimeter of a zone lot is further restricted to one story greater than the height of the closest principal building on the adjoining lot. 35 feet is the maximum height permitted regardless of the height of the adjoining building. This provision does not apply to the area described in Note 5.
5. In the OT-R district, buildings have a build-to requirement as opposed to a minimum setback. The front and side street build-to line is a minimum of 15 feet and a maximum of 35 feet. At least 40% of the front façade must meet this requirement. This Note is overridden by Note 7.
6. A side yard of at least 8 feet in width is required on each end of a group of townhomes and multi-family dwellings. 0 foot side yard is required on the interior sides of each townhome and multi-family dwelling (shared wall).
7. The minimum front yard depth for proposed new buildings and additions to existing buildings with existing buildings on both sides, and within 100 ft, shall be the average of the two adjacent buildings provided; however, the required front yard shall not exceed double the otherwise required minimum depth. When Note 5 applies, Note 7 shall override.
8. The minimum lot size and width applicable to the re-subdivision of existing platted subdivision lots shall conform to the Hendersonville Subdivision Regulations, Section 3-102.4 (Lot Subdivision Compatibility).
9. 10 ft adjacent to U.S. Army Corps of Engineers; property on Old Hickory Lake

6.4 GENERAL STANDARDS OF APPLICABILITY

A. Supplemental Standards

See Section 10 (Supplemental Standards) for standards governing use of land and buildings; specific uses; accessory uses, buildings and structures; encroachments; and temporary uses and structures.

B. Site Development Standards

See Section 11 (Site Development Standards) for standards governing off-street parking and loading; outdoor lighting; landscaping, screening and tree preservation; residential subdivision and multi-family development entry ways, walls and fencing; utility service; and street and other required improvements.

C. Building Design Standards

See Section 12 (Building Design Standards).

D. Signs

See Section 13 (Sign Standards) for standards governing signs.