

**The five lots, 16A, 16B, 16C, 16D & 16E (Grassland Estates Recorded Plat) are zoned NC**

**NEIGHBORHOOD CONSERVATION DISTRICT (NC)**

(1) Purpose and Intent - The purpose of the Neighborhood Conservation District (NC) is to preserve the character of neighborhoods and developments that were classified NC on April 18, 1988. This district is designed to prevent these neighborhoods and developments from becoming nonconforming under the terms of this Ordinance. This district is also intended to provide for minor in-filling of these existing neighborhoods consistent with the applicable zoning and approval at the time these were established. The regulations of this Ordinance permit future development consistent with existing character.

(2) Dimensional Standards a) **The lot area, lot width, and setbacks of lots within the NC District shall be governed as noted on the recorded final plat of subdivision.** b) In cases where such information was not incorporated in the instruments listed above, the Planning Director is authorized to establish minimum standards based upon the smallest lot area, width, or setbacks of all lots on the block face within the same platted subdivision. c) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures.

**The 32 Acre parcel is zoned SIC:**

**SUBURBAN INFILL AND CONSERVATION DISTRICT (SIC)**

(1) Purpose and Intent The purpose of the Suburban Infill and Conservation District (SIC) is to provide for moderate intensity residential and limited commercial development in the Planned Growth Areas 1, 2, and 3 as defined by the Williamson County Growth Plan, adopted April 5, 2001, as amended. The intent of this district is to provide for moderate densities while maintaining a high level of protection for sensitive natural resources and ensuring compatible design with surrounding neighborhoods.

(2) Dimensional Standards a) Table 10.02-6 establishes the dimensional standards for the SIC District. b) Additional standards related to accessory uses are located in Section 11.04: Accessory Uses and Structures

DIMENSIONAL STANDARDS		RESIDENTIAL STRUCTURES	NONRESIDENTIAL STRUCTURES
<b>Minimum Lot Area</b>	Traditional Subdivisions	1 acre	1 acre
	Conservation Subdivisions	8,000 square feet [See Section 10.02:(F)(2)c].]	
<b>Maximum Gross Residential Density</b>	Traditional Subdivisions	1.0 unit per acre	Not Applicable
	Conservation Subdivisions	1.2 units per acre	
<b>Minimum Lot Width</b>	Traditional Subdivisions 1 acre to 2.99 acres	130 feet	130 feet
	Traditional Subdivisions 3 acres to 4.99 acres	160 feet	
	Traditional Subdivisions 5 acres or Greater	200 feet	
	Conservation Subdivisions	60 feet (See Section 10.02(F)(2)c))	
<b>Front Yard Setback</b>	Traditional Subdivisions 1 acre to 4.99 acres	60 feet	60 feet
	Traditional Subdivisions 5 acres or Greater	100 feet	
	Conservation Subdivisions	25 feet 15 feet for alley-loaded lots	
<b>Side Yard Setback</b>	Traditional Subdivisions	20 feet	35 feet
	Conservation Subdivisions	5 feet	
<b>Rear Yard Setback</b>	Traditional Subdivisions	60 feet	60 feet
	Conservation Subdivisions	30 feet 15 feet for alley-loaded lots	
<b>Maximum Height</b>	All Subdivisions	3.0 stories	3.0 stories

- e) The minimum lot size and/or width expressed in Table 10.02-6 above may be reduced for up to 25 percent of the total lots within a Conservation Subdivision in accordance with the following:
- i) In no case shall any lots be reduced below 6,000 square feet in size or below 40 feet in width.
  - ii) Lots with an area of less than 8,000 square feet in size or less than 60 feet in width shall be located internally within the development where they are surrounded by open space or lots of 8,000 square feet or greater in size and 60 feet or greater in width.
  - iii) All lots with a width of less than 60 feet shall have garage access from a rear alley. Alleys shall be privately maintained by the subdivision's Homeowner's Association and this maintenance responsibility shall be specifically noted in the covenants and restrictions for the subdivision.
  - iv) Additional Open Space beyond the 50% required by Article 14: Open Space Set-Aside Standards shall be provided according to Table 10.02-6A below.

SIC	Residential Structures	1 acre	8,000 square feet [1]	1.0 unit per acre	1.2 units per acre	3.0 stories
	Nonresidential Structures	1 acre		Not Applicable		3.0 stories

**TABLE 11.04-1: PERMITTED ACCESSORY USES AND STRUCTURES**

**P = PERMITTED USE    S = SPECIAL USE    BLANK = PROHIBITED**

	A	RD-5	RP-5	H	RD-1	RP-1	SIC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C	ADDITIONAL REQUIREMENTS
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P		P	<a href="#">Section 11.04:(D)(1)</a>
Accessory Dwelling Units, Commercial				P						P				P	<a href="#">Section 11.04:(D)(2)</a>
Accessory Structures Not Otherwise Listed	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Additional Principal Dwellings	P	P	P	P	P	P	P	P	P	P				P	<a href="#">Section 11.04:(D)(3)</a>
Agricultural Product Sales	P	P	P	P	P	P	P			P			P	P	<a href="#">Section 11.04:(D)(4)</a>
Cemeteries, Accessory		P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 11.04:(D)(5)</a>
Day Care Centers Accessory to an Institutional Use		P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 11.04:(D)(6)</a>
Family Child Care Homes	P	P	P	P	S	S	S	S	S	P	S	S		P	<a href="#">Section 11.04:(D)(7)</a>

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	A	RD-5	RP-5	H	RD-1	RP-1	SIC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C	ADDITIONAL REQUIREMENTS
Garages and Carports	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Greenhouses Accessory to a Residential Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Group Child Care Homes	S	S	S	S	S	S	S	S	S	S	S				<a href="#">Section 11.04:(D)(8)</a>
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 11.04:(D)(9)</a>
Residential Businesses	S	S	S	S	S	S	S			S					<a href="#">Section 11.04:(D)(10)</a>
Retaining Walls	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 11.04:(D)(14)
Small-Scale Wind Energy Turbines (SWET)	P	P	P		P	P	P	P	P					P	<a href="#">Section 11.04:(D)(11)</a>
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 11.04:(D)(12)</a>
Stables Accessory to a Residential Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Stadiums and Arenas Accessory to an Educational Facility		P	P	P	P	P	P	P	P	P	P			P	
Swimming Pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 11.04:(D)(13)</a>
Yard Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 11.04:(D)(15)

All information above was taken from the following:

**Williamson County, Tennessee  
Zoning Ordinance**



ADOPTED MAY, 14, 2012

EFFECTIVE JANUARY 1, 2013