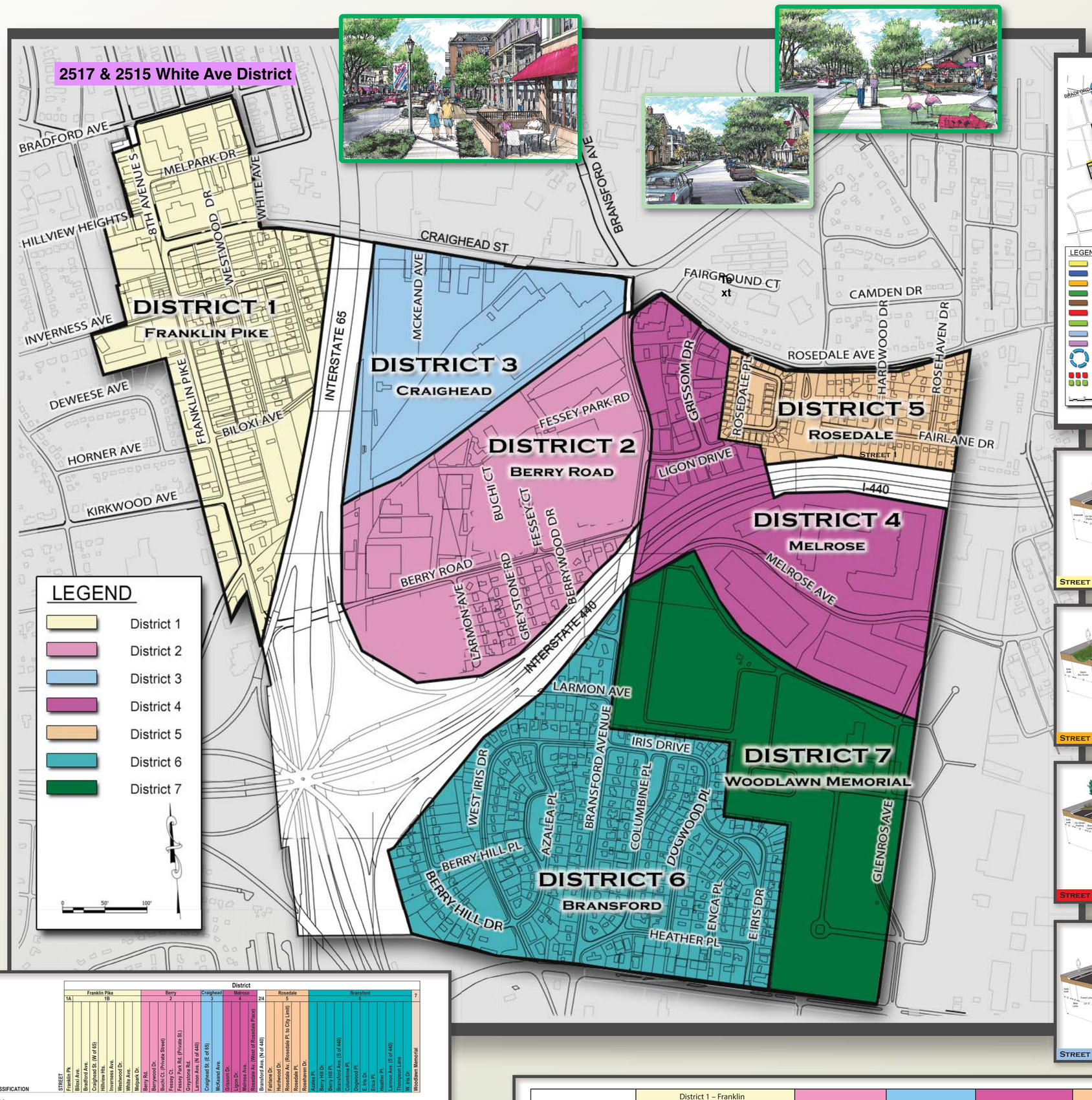
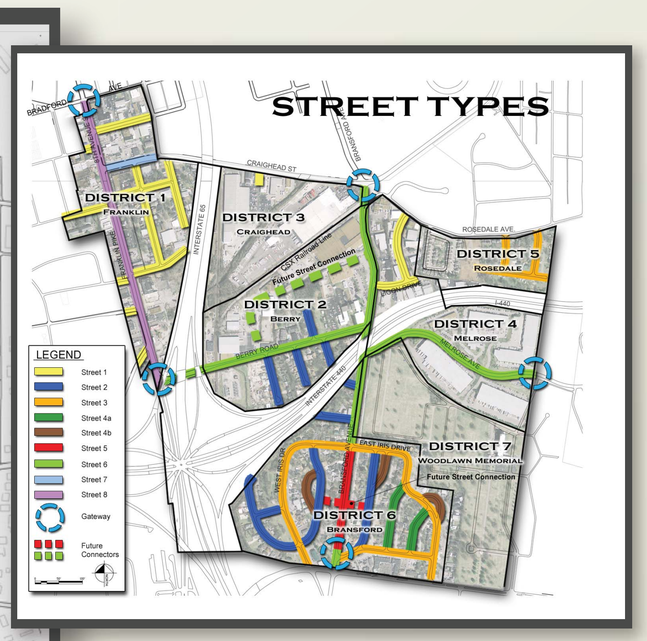
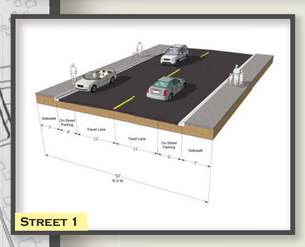
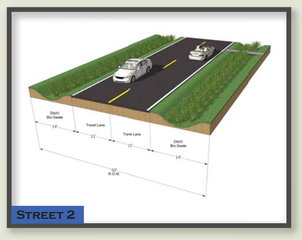
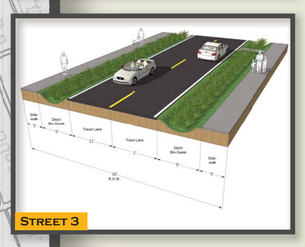
BERRY HILL | COMMUNITY DEVELOPMENT CODE

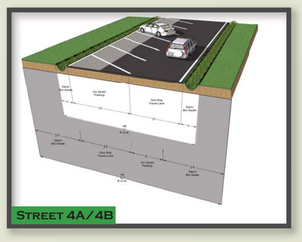


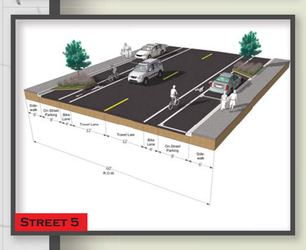


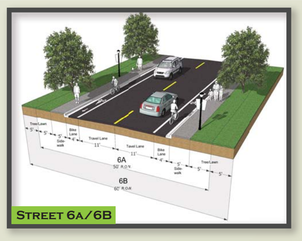


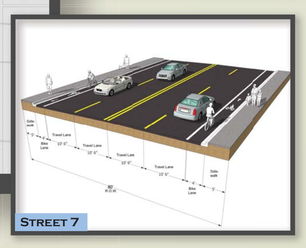


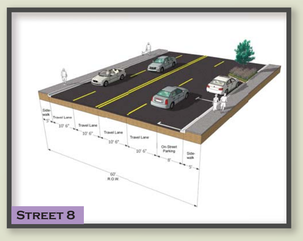










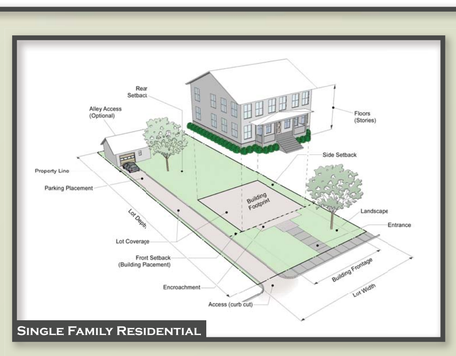


USE CLASSIFICATION	STREET	1A Franklin Pk.	1B Franklin Pike	1B Bisbiri Ave.	1B Bradford Ave.	1B Craighead St. (W of 65)	1B Hillview Hts.	1B Inverness Ave.	1B Westwood Dr.	1B White Ave.	1B Midpark Dr.	2 Berry Rd.	2 Berrywood Dr.	2 Buchi Ct. (Private Street)	2 Fessey Ct.	2 Fessey Park Rd. (Private St.)	2 Greystone Rd.	3 Craighead St. (E of 65)	3 McKeand Ave.	4 Grissom Dr.	4 Ligon Dr.	4 Melrose Ave.	4 Rosedale Av. (West of Rosedale Place)	2/4 Bransford Ave. (N of 440)	5 Fairlane Dr.	5 Hardwood Dr.	5 Rosedale Av. (Rosedale Pl. to City Limit)	5 Rosedale Pl.	5 Rosehaven Dr.	6 Bransford	6 Berry Hill Dr.	6 Berry Hill Pl.	6 Bransford Ave. (S of 440)	6 Columbine Pl.	6 Dogwood Pl.	6 E. Iris Dr.	6 Erica Pl.	6 Heather Pl.	6 Larmon Ave. (S of 440)	6 Thompson Lane	6 W. Iris Dr.	7 Woodlawn Memorial
Residential																																								
Accessory Apartment		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A	A	A	A	A	A	A	A
Duplex Dwelling			P				P	P	P	P		P	P	P	P	P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-Family Dwelling		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P					P	P	P	P	P	P	P	P	P	P	P
Single-Family Attached Dwelling			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Single-Family Detached Dwelling			P				P	P	P	P		P	P	P	P	P	P	P							P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Zero Lot Line			P	P	P	P	P	P	P	P		P			P	P	P								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Institutional																																								
Child-Care Single Family								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	P	P	P		P	P	P	P	P	P	P	P
Child-Care Home								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	P	P	P		P	P	P	P	P	P	P	P
Child-Care Center (13 to 75)								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	SE	SE	SE	SE	SE	P	P	P		P	P	P	P	P	P	P	P
Child-Care Center (over 75)			SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	SE	SE	P	P	P	P	P	P	SE																	
Cultural Center		P			P							P	P	P	P	P	P	P	P		P			P										P							
Monastery or Convent												P		P	P	P																									
Orphanage/ Group Home			P	P	P	P	P	P	P	P		P		P	P	P																									
Religious Institutions			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC		PC	PC	PC	PC	PC	PC		PC
School Child-Care												A	A	A	A	A	A	A	A	A	A	A	A	A						A	A	A	A	A	A	A	A	A	A	A
Educational																																								
College or University												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Community Education												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Dormitory												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Personal Instruction		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Vocational School												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Primary and Secondary Education		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Office																																								
Financial Institution		P			P							P						P																					P	
Financial Institution Drive-Through Window		A			A							A						P																					P	
General Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Leasing/Sales Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Professional Office		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Medical																																								
Assisted Care Living												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Hospice												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Hospital												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Medical Appliance Store		P			P					P		P	P	P	P	P	P	P	P	P	P	P	P	P																P	
Medical or Scientific Lab			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P																	
Nonresidential Drug Treatment												P						P	P		P	P	P	P																	
Nursing Home			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P																	
Outpatient Clinic			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P																	
Rehabilitation Services												P	P	P	P	P	P	P	P	P	P	P	P	P																	
Commercial																																								
Animal Day Care Facility (small animals only)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC		PC	PC	PC	PC	PC	PC	PC
ATM - Drive-through			PC				PC					PC						PC																					PC	
ATM - Walk-up		P	PC	PC	P	PC	PC	PC	PC	PC	PC	P	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC	PC	PC	PC	PC	PC	PC	P	PC
Automobile Convenience					P							P						P	P																					
Automobile Parking		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P	P	P	P	P	P	P	P
Automobile Repair																		P	P																					
Automobile Sales, New		PC											PC		PC			P	P																					
Automobile Sales, Used																		P	P																					
Automobile Service																		P	P																					
Bar, Tavern or Nightclub		P			P													P	P																				P	
Building Contractor Supply																		SE	SE	SE	SE																				
Business School												P	P	P	P	P	P	P	P			P																			
Business Service		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Carwash																		P	P																					
Cemetary																																								P
Crematory																																								P
Custom Assembly			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P																	
Funeral Home/Mortuary			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P																	P
Furniture Store		P			P								P		P			P	P														SE						P	
Home Improvement Sales		PC			PC							P	P	P	P	P	P	P	P			P	P	P																PC	
Home Occupation		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	P
Hotel/Motel		P										P	P	P	P	P	P	P	P			P																	P	
Kennel/Stable																		A	A	A	A	A	A	A																	
Laundry Plant													P	P	P	P	P	P	P			P	P	P																	
Liquor Sales		P			P							P	P	P	P	P	P	P	P			P												P	P					
Major Appliance Sales and Repair			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P																
Manufacturing/Sales			P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P						PC	P	P	P	PC	PC	PC	PC	PC	PC	PC
Mini-storage Building																		P	P																					
Mobile Storage Unit													P		P			P	P				P																	
Multi-media or Music Studios		SE	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC						PC	PC	PC	PC	PC	PC	PC	PC	PC	SE	PC
Nanobrewery		A			A							A	A	P	A	P	A	P	P			P	P	P						A	A	A	A	A	A	A	A	A	A	A
Personal Care Service		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Restaurant Drive-through Window				PC														A	A																				PC	
Restaurant, Fast-Food		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Restaurant, Full-Service		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Restaurant, Take-out		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Retail Sales		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P						P	P	P	P	P	P	P	P	P	P	P
Veterinarian (small animals only)			PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC			P	P	P						PC	PC	PC		PC	PC	PC	PC	PC	PC	PC
Wholesale Sales			P	P	P	P	P	P	P	P		P			P	P	P	P	P			P	P	P																
Industrial																																								
Distributive Business/Wholesale			P	P	P	P	P	P	P	P			P		P			P	P	P	P	P	P	P																	
Fuel Storage													SE		SE			P	P	SE	SE	SE	SE	SE																	
Heavy Equipment Sales																		P	P																					
Manufacturing, Medium													P		P			P	P	P	P	P	P	P																	
Manufacturing, Light			P	P	P	P	P	P	P	P			P		P			P	P	P	P	P	P	P																	
Recreation and Entertainment																																								
Club		P			P							P		P		P		P	P	P	P	P	P	P							P								P		
Commercial Amusement (Inside)		P			P							P		P		P		P	P	P	P	P	P	P															P		
Commercial Amusement (Outside)												P	C		P	C		P	P	C				P	C																
Greenway		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theater		P			P													P																					P	
Transportation																																								
Bus Transfer Station					P							P	P		P			P	P																					
Commuter Rail												P	P		P			P	P																					
Motor Freight																		P	P	P	P	P																		
Park and Ride Lot												P	P		P			P	P																					
Railroad Station													P		P																									
Utility																																							
Power/Gas Substation		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Reservoir/Water Tank													PC		PC																										
Safety Services		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Water/Sewer Pump Station		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Waste Management																																								
Medical Waste Collection/Storage/Transfer																		PC	PC																						
Recycling Collection Center																		PC	PC																						

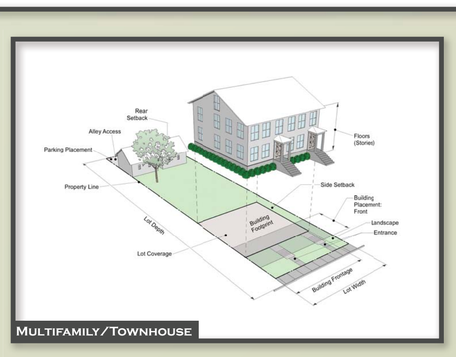
P = Permitted by Right PC = Permitted Conditionally SE = Permitted by Special Exception A = Accessory Use

Development Standards		District 1 – Franklin		District 2 – Berry	District 3 – Craighead	District 4 – Melrose	District 5 – Rosedale	District 6 – Bransford		
		A (Franklin Pike)	B					Bransford	E/W of Bransford	Thompson Lane
Residential Density (units/acre)		20 (min)	10 (min)	15 (min)	20 (min)	20 (min)	10 (max)	20 (max) Live/work–no more than 20% of street facade	20 (max)	20 (min)
Floors (Height)[1]		5 floors max (75' max) First floor: 14' min	2 floors max (35' max) Multi-family/Mixed use may be 3 floors (45' max)	4 floors max (60' max)	4 floors max (60' max)	4 floors max (60' max) Multi-family/Mixed use may be 3 floors (45' max)	2.5 floors max (40' max)	2.5 floors max (40' max)	3 floors max (45' max)	5 floors max (75' max) First floor: 14' min
Lot	Depth (feet)	120' min	120' min	120' min 300' max	120' min	120' min	100' min; unless existing platted lot	120' min	120' min	120' min
	Width (feet)	50' min	50' min	25' min 30' max	50' min	50' min	50' min	50' min	50' min	50' min
Building Placement	Front	6' min 15' max	15' min	5' min 15' max or stay 30' with current setback	6' min	15' min	Single family 35' min Multifamily 10' min, 20' max or 20% of lot depth (whichever is less)	15' min (includes 6' public sidewalk easement)	20' or 5' min 10' max build to line	6' min 15' max
	Side/Rear	0'/0'	0'/0'	0'/10' sep. if existing windows or openings	0/0	0/0	Single & Multifamily: 5' side/5' rear	20' side total, 5' min/5' rear	20' side total,5' min/5' rear	0/0
	Lot Coverage	90% max	75% max 8,000 SF max footprint	90% max	90% max	90% max	Single & Multifamily 65% max	90% max	90% max	90% max
Building Frontage	% Requirement[2]	75% min	n/a	75% min 50% max street wall	75% min	75% min	Min 75% of lot width for rowhouse/ townhouse; min 60% of lot width for courtyard apt, apt, condo	n/a	75% min	75% min
	Encroachment	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	Balconies, arcade, colonnades, 6' setback from back of curb	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	Balconies, arcade, shop front, awning	n/a	n/a	Balconies, arcade, shop front, awning
	Frontage Type	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades	Balconies, arcades, colonnades	Balconies, arcade, stoops, colonnades	Balconies, arcade, stoops, colonnades, shop fronts, awnings	Balconies, porches, stoops	Balconies, stoops, shop fronts, awnings	Balconies, stoops, shop fronts, awnings, colonnades, arcades	Balconies, arcades, stoops, colonnades
	Building Entrance[3]	Visible from street	Visible from street	Along street walkway	On street, walkway or park	On street, walkway or park	Primary pedestrian entrance along street, walkway, or park on the front property line	Located primarily along street; 50' max	Located primarily along street 50' max	On street, walkway or park
Parking	Parking Ratio	See table; 50% allowable offsite	See table; 50% allowable offsite	See table; 50% allowable offsite	See table; 50% allowable offsite	See table 50% allowable offsite	See table	See table; 50% allowable offsite	See table; 50% allowable offsite	See table; up to 50% required can be offsite
	Access[4, 5]	1 curb cut (max) – 30' wide; lots > 100' frontage – 2 curb cuts	2 curb cuts (max) – 30' wide	1 curb cut (max) – 30' wide; alley preferred	2 curb cuts (max) – 30' wide	2 curb cuts (max) – 30' wide	1 curb cut per lot; Single family – 12' wide Multifamily – 30' wide	1 curb cut per lot; 24' wide	1 curb cut per lot; 24' wide	1 curb cut (max) – 30' wide; lots > 100' frontage – 2 curb cuts
	Loading	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	1 space – 12' wide by 25' long	n/a	n/a	n/a	1 space – 12' wide by 25' long
	Parking Placement	Side/rear; must be behind front facade	n/a	Side/rear	n/a	n/a	Attached units; side/rear entry for garages when provided; must be behind front facade	Side/rear; must be behind front facade	Side/rear; must be behind front facade	Side/rear; must be behind front facade
	Structures	Permitted	Permitted	Permitted	Permitted 40' behind front facade	Permitted	Not permitted	Permitted 40' behind front facade	Permitted 40' behind front facade	Permitted

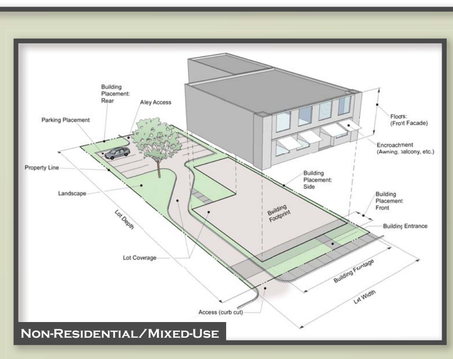
1 One story buildings shall be required to be designed to provide the appearance of a 20 feet high minimum facade through architectural treatments. Not required for Bransford District if residential character is maintained consistent with adjacent properties.
2 The building frontage minimum requirement may be achieved completely by building facade or a combination of building facade and street wall. Street walls must be designed with the same building materials and architectural appearance as the primary structure. Street walls must be no less than four feet high and no more than six feet high.
3 Building entrances shall be no greater than 100 apart.
4 Not applicable to multi-family development.
5 Alternate access plan may be two-12 feet wide max curb cuts at side property line for future joint access with abutting property.



SINGLE FAMILY RESIDENTIAL



MULTIFAMILY/TOWNHOUSE



NON-RESIDENTIAL/MIXED-USE

OFFICIAL REGULATING PLAN

This is a true and accurate copy of the official Regulatory Plan of the City of Berry Hill, Tennessee, as adopted by Ordinance No.: _____ on _____, 2009

CITY OF BERRY HILL — Home, Industry, Commerce — EST. 1950

Map prepared by: Kimley-Horn and Associates, Inc.

March 2009