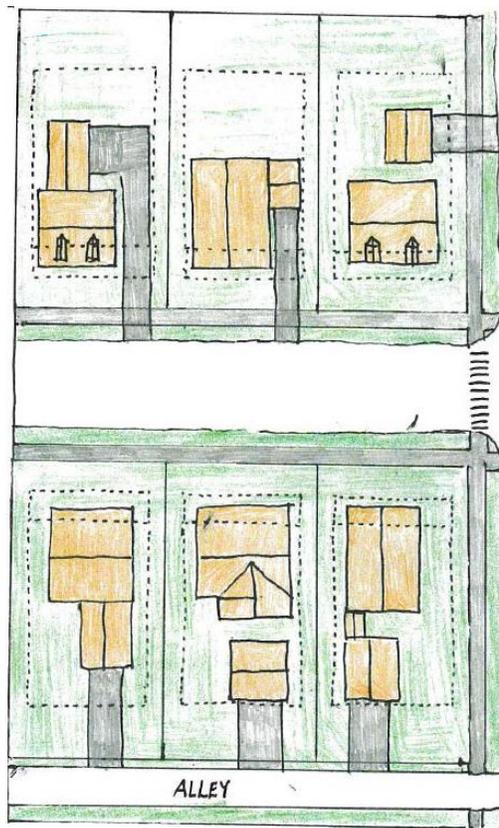
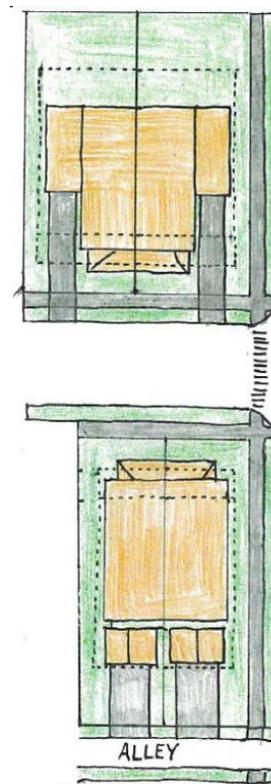


15. *Downtown residential (DR) district.*

- A. *Declaration of legislative intent.* This district includes historic and generally compact residential neighborhoods surrounding the CC - central commercial district. It is intended that land uses in the DR district, including all new construction and activities, shall complement the existing scale and character of these historic residential neighborhoods.
- B. *[Permitted uses.]* The following uses are permitted. No building or premises shall be used and no building or part of a building shall be erected which is arranged, intended, or designed to be used, in whole or in part, for any purpose except the following and in accordance with section 6 of this ordinance and the Smyrna Subdivision and Land Development Ordinance:
- (1) One-family dwellings, two-family dwellings, and semi-detached dwellings, subject to the following requirements:
 - (a) Front-loaded garages are strongly discouraged. Garages shall be located in the rear of the dwelling facing a rear-access alley wherever possible. Front-loaded garages shall be set back from the front of the dwelling a minimum of 12 feet.
 - (b) On corner lots for single-family detached dwellings, front-loaded garages must be located on the interior (side) lot line of the block. Alternatively, garages may be located to the rear of the dwelling and empty onto the secondary street frontage.



Potential single-family dwelling configurations



Potential semi-detached dwelling configurations



Appropriately-scaled and located front-loaded garage

- (2) Accessory uses and structures:
 - (a) Accessory uses as permitted in the R-1 and R-1A residential districts, subject to the same approvals required in those districts.
 - (b) The renting of one room to non-transient roomers or boarders.
- C. *Uses permitted as special exception.* The following uses are permitted only if approved as a special exception pursuant to section 9(2) of this ordinance:
 - (1) School bus stop shelters.
- D. *[Uses permitted as conditional uses.]* The following uses are permitted only if approved as a conditional use pursuant to section 6.14 of this ordinance:
 - (1) Institutions of an educational nature or religious nature.
 - (2) Public utility uses.
 - (3) Governmental buildings, structures, facilities and uses including, but not limited to, police stations, fire houses, ambulance stations, government offices, library.
 - (4) Townhouse dwellings, subject to the following requirements:
 - (a) All townhouse dwelling units must be served by rear-access alleys and may have attached or detached garages or carports that face the rear-access alley. Front-loaded garages are prohibited.
 - (b) Townhouse dwellings may not exceed four consecutive units.
 - (c) No more than two adjoining townhouse dwelling units shall be constructed of the same exterior building material or color.
 - (d) Townhouse dwellings must be two to three stories in height.
 - (e) At least 50 percent of the townhouse dwelling units in each dwelling block must have an unenclosed front covered entry porch a minimum of six feet in depth and six feet in width.
 - (f) A concrete sidewalk at least four feet in width must extend from the street to the front entrance and/or entry porch/stoop of the dwelling.

- (g) On corner lots, the front entrance to the end townhouse dwelling unit may face either street frontage.
- (5) Apartment dwellings, professional offices, and select commercial uses, subject to the following requirements:
- (a) The apartment dwelling, professional office, or commercial building shall be designed to resemble the large mansion houses historically located in central Smyrna and shall be two to three stories in height.
 - (b) All exterior unit and/or building entrances must be served by a covered porch or portico at least four feet in width and four feet in depth.
 - (c) A concrete sidewalk at least four feet in width must extend from the street to each exterior entrance and/or entry porch/stoop of the dwelling.
 - (d) An apartment dwelling shall contain three to six dwelling units.
 - (e) A commercial or professional office building shall not exceed 4,000 square feet in gross floor area.
 - (f) Off-street parking spaces are encouraged to be located to the rear of the building, though side parking is acceptable. Parking is prohibited in the front yard of the building. With corner lots, the property owner shall designate one of the street frontages as the side yard for parking purposes. All parking areas fronting any public street, including side yard parking on a corner lot, must be screened by appropriate vegetative screening. Garages must be located to the rear of the building.
 - (g) Commercial uses are limited to professional and medical offices, personal services (excluding laundromats, tattoo parlors and massage parlors), and restaurants or cafés. Outdoor seating is prohibited in the front yard setback and must be adequately screened. Up to two dwelling units may be included as long as each unit has a separate entrance.
 - (h) Anything in this Appendix A - Zoning to the contrary notwithstanding, each commercial or professional office building is limited to one wall sign no greater than ten square feet in size and one monument sign no greater than ten square feet in size and no greater than four feet in height. Illuminated and electronic variable messaging signs are prohibited.
 - (i) Where a commercial or professional office building property shares a property line with a residential property, the adjoining property line(s) shall be adequately screened.
- (6) Bed and breakfast establishments, subject to the following requirements:
- (a) Requirements for bed and breakfast establishments outlined in Section 9.a(7) of the central commercial district (CC) shall be complied with unless otherwise specified herein.
 - (b) Off-street parking spaces are encouraged to be located to the rear of the building, though side parking is also acceptable. With corner lots, the property owner shall designate one of the street frontages as the side yard for parking purposes. All parking areas fronting any public street, including side yard parking on a corner lot, must be screened by appropriate vegetative screening. Garages must be located to the rear of the building.
 - (c) Anything in this Appendix A - Zoning to the contrary notwithstanding, each bed and breakfast establishment is limited to one wall sign no greater than eight square feet in size and one monument sign no greater than eight square feet in size and no greater than four feet in height. Illuminated and electronic variable messaging signs are prohibited.
 - (d) Where directly adjacent to a residential property, the adjoining property line(s) shall be adequately screened.

- (7) Accessory dwelling units, in accordance with the standards outlined in section 6.14 (Conditional uses, general guides and standards) and the following.
 - (a) A concrete sidewalk at least four feet in width must extend from the street to each exterior entrance and/or entry porch/stoop of the building.
- (8) Building conversions whereby an existing one-family dwelling is renovated, altered, or rehabilitated into two or more independent units to be used for any combination of residential, professional office, and/or commercial service uses, provided the following requirements are met:
 - (a) Structures eligible for building conversions shall have a gross minimum floor area of 2,000 square feet. Basement areas shall not be included in the minimum floor area calculations.
 - (b) No more than a combined total of four residential, commercial, and/or professional office units shall be created by a building conversion.
 - (c) Each unit shall be completely separated by horizontal floors or a combination of horizontal floors and vertical walls. Residential units shall consist of a minimum of 600 square feet and have separate housekeeping, cooking, and bathroom facilities for each unit. Commercial and professional office units shall have separate bathroom facilities for each unit.
 - (d) External alterations shall be consistent with the residential architectural characteristics of the structure prior to the building conversion.
 - (e) No dedicated off-street parking shall be required. Permeable pavement is encouraged, which is defined as a method of paving that allows stormwater to seep into the ground as it falls rather than running off into storm drains, etc. Examples of permeable pavement include: porous asphalt, pervious concrete, and concrete/brick pervious pavers.
 - (f) Where there is no sidewalk along the frontage of the subject property, a sidewalk shall be constructed prior to a certificate of occupancy being issued.
 - (g) In addition to the above-mentioned requirements, all units shall comply with all applicable provisions of chapter 18 - Buildings and Building Regulations of the Smyrna Town Code.

E. *Parking.* Parking shall be in accordance with section 6, Supplementary district regulations.

F. *Minimum requirements.*

- (1) Dwelling, one-family and dwelling, two-family:
 - (a) Minimum lot area: 2,880 square feet.
 - (b) Minimum lot width: 36 feet.
 - (c) Minimum lot depth: 80 feet.
 - (d) Minimum height, one and one-half stories; maximum height, three stories, 45 feet.
 - (e) Minimum Front yard setback, five feet; maximum front yard setback, 20 feet.
 - (f) Side yard setback: six feet.
 - (g) Rear yard setback: 10 feet.
 - (h) Maximum lot coverage: 80 percent.
- (2) Dwelling, semidetached (per unit):
 - (a) Minimum lot area: 2,400 square feet.
 - (b) Minimum lot width: 30 feet.
 - (c) Minimum lot depth: 80 feet.

- (d) Minimum height, two stories; maximum height, three stories, 45 feet.
 - (e) Minimum front yard setback, five feet; maximum front setback, 20 feet.
 - (f) Unattached side yard setback: six feet.
 - (g) Attached side yard setback: zero feet.
 - (h) Rear yard setback: ten feet.
 - (i) Maximum lot coverage: 85 percent.
- (3) Dwelling, townhouse (per unit):
- (a) Minimum lot area: 1,600 square feet.
 - (b) Minimum lot width: 20 feet.
 - (c) Minimum lot depth: 80 feet.
 - (d) Minimum height, two stories; maximum height, three stories, 45 feet.
 - (e) Minimum front yard setback, five feet; maximum front setback, 20 feet.
 - (f) Unattached side yard setback: six feet.
 - (g) Attached side yard setback: zero feet.
 - (h) Rear yard setback: 10 feet.
 - (i) Maximum lot coverage: 90 percent.
- (4) Commercial/office/apartment buildings:
- (a) Minimum height, two stories; maximum height, three stories, 45 feet.
 - (b) Minimum front yard setback: five feet.
 - (c) Unattached side yard setback: ten feet.
 - (d) Rear yard setback: 20 feet.
 - (e) Maximum lot coverage: 80 percent.

G. *Accessory buildings.* For minimum requirements, see section 6.8, Accessory buildings.

(Ord. No. 018-21, § 2, 11-15-21; Ord. No. 018-22, § 8, 10-17-22)

Editor's note(s)—Ord. No. 018-21, §§ 1, 2, adopted November 15, 2021, repealed the former § 5.15, and enacted a new § 5.15 as set out herein. The former § 5.15 pertained to central residential overlay (CRD) district and derived from Ord. of 2-5-2001; and Ord. No. 003-07, § 1, 10-15-2007.