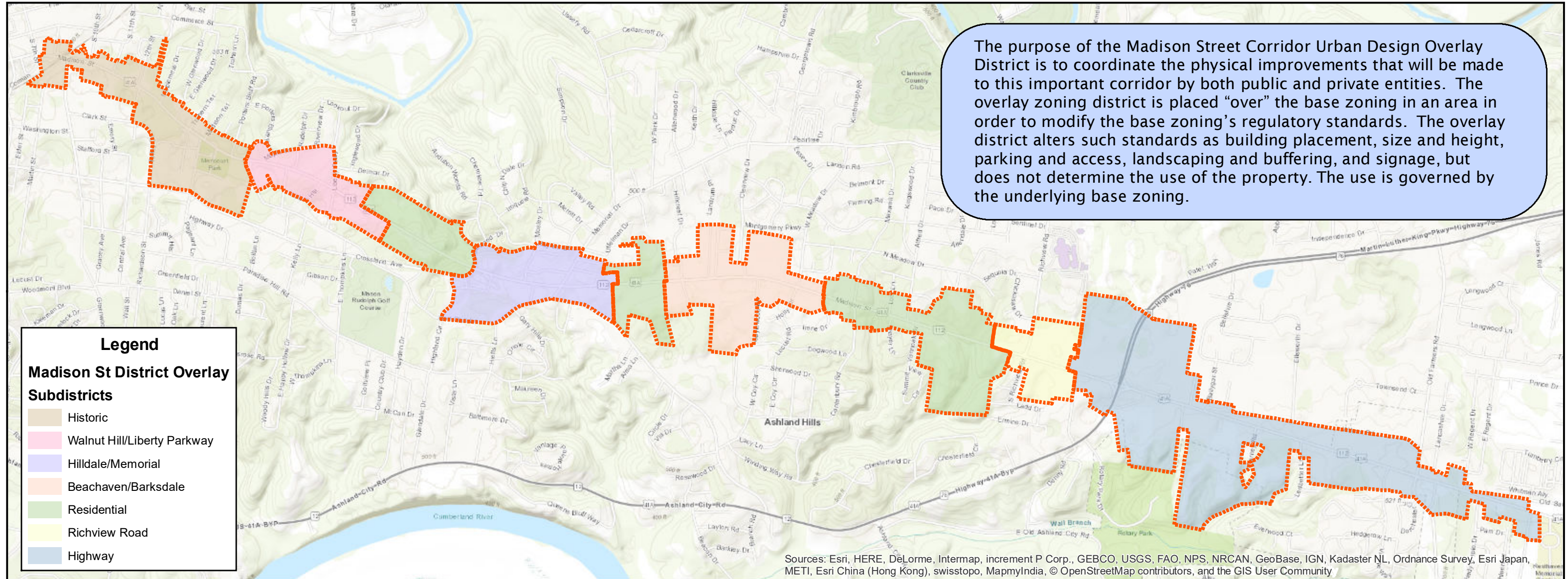


# Madison Street District Overlay



The Madison Street Corridor Urban Design Overlay District has been divided into seven distinct subdistricts based on the desired development character in the corridor. Where appropriate, specific design standards have been for each Subdistrict. The Subdistricts are described below.

Centers are intended to be the focal point of redevelopment in the corridor. They focus on the creation of walkable places. Center subdistricts within the Madison Street Corridor UDO include:

- Walnut Hill/Liberty Parkway
- Hilldale/Memorial Drive
- Beachaven/Barksdale Elementary
- Richview Road

Transition Subdistricts are located between the Centers. They are intended to reinforce the underlying base zoning building standards. They include:

- Historic
- Residential
- Highway

Design review shall apply to all sides of a building. Any discernable changes will require approval from the Design Review Board (\* indicates Administrative rather than Board function):

- a. Demolition of Contributing Structures
- b. Proposed New Construction/Exterior Remodeling/Modifications
- c. Relocation of Buildings
- d. Exterior Repair or Repainting\*
- e. Window Changes In-Kind\*
- f. Landscaping meeting the minimum requirements of Chapter 7 of the Zoning Ordinance\*
- g. Signage and Awnings\*
- h. Sidewalk Changes or Improvements on private property
- i. Exterior Lighting Changes or Improvements
- j. Parking Lot Construction, Changes or Improvements that modify parking locations, number of parking spaces or circulation patterns

The functions above marked with an asterisk (\*) are considered administrative in nature, and may be approved at the Staff Level if all objective standards are met. However, the staff will forward the application for action by the full Design Review Board for review and approval if there is a question about meeting the standards or if the applicant is requesting a variance from the standards.

**TABLE 9.1: BUILDING STANDARDS BY SUBDISTRICTS**

STANDARD	CENTER SUBDISTRICTS				TRANSITION ZONES
	WALNUT HILL/LIBERTY PARKWAY	HILLDALE/MEMORIAL DRIVE	BEACHAVEN/BARKSDALE	RICHVIEW ROAD	
<b>SETBACKS</b>					
MIN. BUILDING FRONT SETBACK LINE	5 FEET	5 FEET	5 FEET	25 FEET	
MAX. BUILDING FRONT SETBACK LINE	30 FEET	30 FEET	30 FEET	50 FEET	
MIN. BUILDING SIDE SETBACK-INTERIOR LOT COVERAGE	ACCORDING TO BASE ZONING				
<b>MINIMUM REAR BUILDING SETBACK LINE</b>					
ADJACENT TO RESIDENTIAL	ACCORDING TO BASE ZONING				
ADJACENT TO NON RESIDENTIAL	5 FEET	5 FEET	5 FEET	5 FEET	BUILDINGS SHALL BE LOCATED AND SIZED ACCORDING TO BASE ZONING
MIN. FRONT FAÇADE AT SETBACK LINE	60%	80%	60%	40%	
<b>BUILDING CONFIGURATION</b>					
MAX. BUILDING HEIGHT (a)	45 FEET	75 FEET	60 FEET	45 FEET	
MAX. NUMBER OF STORIES	THREE	FIVE	FOUR	THREE	
MIN. FIRST FLOOR HEIGHT	14 FEET	14 FEET	14 FEET	14 FEET	
<b>MINIMUM % GLAZING OF STREET WALL (b) (c)</b>					
FIRST FLOOR RETAIL	40%	70%	40%	40%	
FIRST FLOOR NON-RETAIL	40%	40%	40%	40%	
ADDITIONAL FLOORS	25%	25%	25%	25%	
<b>LOT OCCUPATION</b>					

The text in this document is excerpted from the Clarksville Zoning Ordinance. The latest version can be found on the Clarksville-Montgomery County Regional Planning Commission website at [www.cmcrpc.com](http://www.cmcrpc.com) or by contacting the Regional Planning Commission.



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