

MURFREESBORO CITY CODE

CHART 2. MINIMUM LOT REQUIREMENTS, MINIMUM YARD REQUIREMENTS AND LAND USE INTENSITY RATIOS.

DISTRICT AND USE	Minimum Lot Requirements		Minimum Yard Requirements ^{5, 17}			Maximum Height ¹⁶ (Ft.)	Maximum Gross Density ² (D.U./Acre)	Land Use Intensity Ratios			Maximum Lot Coverage (percent)
	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
RS-15 DISTRICT											
1. Dwellings and other uses permitted	15,000	75 ^[12]	40	12.5	30	35	2.9	none	none	none	25
RS-12 DISTRICT											
1. Dwellings and other uses permitted	12,000	70 ^[12]	35	10	25	35	3.63	none	none	none	25
RS-10 DISTRICT											
1. Dwellings and other uses permitted	10,000	65 ^[12]	35	10	25	35	4.4	none	none	none	25
RS-8 DISTRICT											
1. Dwellings and other uses permitted	8,000	55 ^[12]	30 ^[1]	5 ^[10]	20	35	5.4	none	none	none	30
RS-4 DISTRICT											
1. Dwellings and other uses permitted	4,000	40 ^[12]	25 ^[1]	5	20	35	10.8	none	none	none	40
R-D DISTRICT											
1. Single-family detached dwellings and other uses permitted except	8,000	55 ^[12]	30 ^[1]	5 ^[10]	25	35	5.4	none	none	none	30
2. Two-family dwellings	8,000	55 ^[12]	30 ^[1]	5 ^[10]	25	35	10.9	none	none	none	30
3. Single-family with zero lot line ⁷	4,000	27 ^[12]	30	10 ^[7]	25	35	10.9	0.3	0.48	0.7	none
RM-12 DISTRICT											
1. Single-family detached dwellings and other uses permitted except	7,500	50 ^[12]	30 ^[1]	5 ^[10]	25	35	5.8	none	none	none	30
2. Two-family dwellings	7,500	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
3. Three-family dwellings	11,250	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
4. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
5. Single-family with zero lot line ⁷ attached or detached	3,750	18 ^[12]	30 ^[1]	10 ^[7]	25	35	11.6	none	none	none	none
6. Multiple-family dwellings	FN ^[14]	50 ^[12]	30 ^[1]	FN ^[3]	25	45 ^[11]	FN ^[14]	none	none	none	none

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	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
RM-16 DISTRICT											
1. Single-family detached dwellings and other uses permitted except	6,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	7.3	none	none	none	35
2. Two-family dwellings	6,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	14.5	none	none	none	35
3. Three-family dwellings	9,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	14.5	none	none	none	30
4. Four-family dwellings	12,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	14.5	none	none	none	30
5. Single-family with zero lot line ⁷	3,000	18 ^[12]	30 ^[1]	10 ^[7]	25	35	14.5	none	none	none	none
6. Multiple-family dwellings	FN ^[9]	50 ^[12]	30 ^[1]	FN ^[3]	25	45 ^[11]	FN ^[9]	none	none	none	none
RM-22 DISTRICT											
1. Single-family detached dwellings and other uses permitted except	5,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	8.7	none	none	none	35
2. Two-family dwellings	5,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	17.4	none	none	none	35
3. Three-family dwellings	7,500	50 ^[12]	30 ^[1]	5 ^[10]	25	35	17.4	none	none	none	30
4. Four-family dwellings	10,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	17.4	none	none	none	30
5. Single-family with zero lot line ⁷	2,500	18 ^[12]	30 ^[1]	10 ^[7]	25	35	17.4	none	none	none	none
6. Multiple-family dwellings	FN ^[8]	50 ^[12]	30 ^[1]	FN ^[3]	25	60	FN ^[8]	none	none	none	none
RZ DISTRICT											
1. Single-family detached and single-family with zero-lot line attached or detached	3,000	30 ^[12]	30 ^[1]	5	20	35	14.5	0.3	0.48	0.7	none
2. Other uses permitted	6,000	30 ^[12]	30 ^[1]	10	20	35	none	none	none	none	35
R-MO DISTRICT											
1. Mobile homes	4,000	40 ^[12]	25 ^[1]	10	15	12	10.9	none	none	none	none

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	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
CM-R DISTRICT											
1. Single-family detached	5,000	50 ^[12]	30 ^[1]	10	20	35	8.7	none	none	none	none
2. Two-family dwellings	5,000	50 ^[12]	30 ^[1]	10	20	35	16	none	none	none	none
3. Single-family with zero lot line ⁷	2,500	25 ^[12]	30 ^[1]	10	20	35	16	none	none	none	none
4. Townhouse dwellings ¹⁰	2,500	18 ^[12]	30 ^[1]	10	20	35	16 ^[9]	0.3	0.48	0.7	none
5. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5 ^[10]	25 ^[4]	35	11.6	none	none	none	30
6. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
CM DISTRICT											
1. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
CM-RS-8 DISTRICT											
1. Single-family detached	8,000	50 ^[12]	30 ^[1]	10	20	35	5.4	none	none	none	none
2. Medical offices, clinics, and other related uses	none	50 ^[12]	30 ^[1]	10	20	60	none	none	none	none	none
OG-R DISTRICT											
1. Offices and other uses except	5,000	50 ^[12]	30 ^[1]	10	20	35	none	0.3	0.28	0.6	none
2. Single-family detached	5,000	50 ^[12]	30 ^[1]	10	20	35	8.7	none	none	none	none
3. Two-family dwellings	5,000	50 ^[12]	30 ^[1]	10	20	35	17.4	none	none	none	none
4. Three-family dwellings	7,500	50 ^[12]	30 ^[1]	10	20	35	17.4	none	none	none	30
5. Four-family dwellings	12,000	50 ^[12]	30 ^[1]	10	20	35	14.5	none	none	none	30
6. Single-family with zero lot line ⁷	2,500	25 ^[12]	30 ^[1]	10	20	35	17.4	none	none	none	none
OG DISTRICT											
1. Offices and other uses	5,000	50 ^[12]	30 ^[1]	10	20	35	none	0.3	0.28	0.6	none

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	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
CL DISTRICT											
1. All commercial uses except	none	none ^[13]	42	10 ^[6]	20	35	none	none	none	none	none
2. Single-family detached dwellings	7,500	50 ^[12]	30 ^[1]	5 ^[10]	25	35	5.8	none	none	none	30
3. Two-family dwellings	7,500	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
4. Three-family dwellings	11,250	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
5. Four-family dwellings	15,000	50 ^[12]	30 ^[1]	5 ^[10]	25	35	11.6	none	none	none	30
6. Single-family with zero lot line attached or detached	3,750	18 ^[12]	30 ^[1]	10 ^[7]	25	35	11.6	0.3	0.48	0.7	none
CF DISTRICT											
1. All uses	none	none ^[13]	42	10 ^[15]	20 ^[15]	45	none	none	none	none	none
CH DISTRICT											
1. All uses	none	none ^[13]	42	10 ^[6]	20	75	none	none	none	none	none
MU DISTRICT											
1. Multiple family dwellings	5 acres	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	75	25 ^[24]	none	none	none	none
2. All commercial uses except mixed use	none	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	150	none	none	none	none	none
3. Mixed uses (vertical mix)	none	100 ^[20]	15 ^[21]	10 ^[22]	20 ^[23]	150	25 ^[24]	none	none	none	none
CBD DISTRICT											
1. All uses except	none	none ^[13]	none	none	none	75	none	none	none	none	none
2. Multiple-family dwellings	none	none ^[13]	none	none	none	75	FN ^[8]	none	none	none	none
H-I DISTRICT											
1. All uses	none	50 ^[13]	42	10	20	75	none	none	none	none	none
L-I DISTRICT											
1. All uses	none	50 ^[13]	42	10	20	75	none	none	none	none	none
CU DISTRICT											
1. Single-family detached	10,000	65 ^[12]	35	10	20	35	4.4	none	none	none	25
2. Two-family dwellings	10,000	65 ^[12]	35	10	20	35	8.7	none	none	none	25
3. Three-family dwellings	15,000	65 ^[12]	35	10	20	35	8.7	none	none	none	25
4. Four-family dwellings	20,000	65 ^[12]	35	10	20	35	8.7	none	none	none	25
5. Multiple-family dwellings	25,000	65 ^[12]	35	10 ^[3]	20 ^[4]	35	FN ^[9]	0.35	0.45	0.65	none
6. Educational institutions and other uses	25,000	65 ^[12]	35	10	20	35	none	0.3	0.28	0.6	none
P DISTRICT											
1. All uses permitted	none	none ^[13]	none	none	none	none	none	none	none	none	none

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	Area (Sq. Ft.)	Width (Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)			Maximum F.A.R.	Minimum L.S.R.	Minimum O.S.R.	
CL DISTRICT in CCO district											
1. All commercial uses	none	none ^[13]	5	5 ^[6]	20	35	n/a	none	none	none	none
2. Single-family detached dwellings	7,500	30 ^[12]	10 ^[1]	5	25	35	5.8	none	none	none	35
3. Two-family dwellings	7,500	30 ^[12]	10 ^[1]	5	25	35	11.6	none	none	none	35
4. Three-family dwellings	11,250	30 ^[12]	10 ^[1]	5	25	35	11.6	none	none	none	35
5. Four-family dwellings	15,000	30 ^[12]	10 ^[1]	5	25	35	11.6	none	none	none	35
6. Single-family with zero lot line attached or detached	3,750	18 ^[12]	10 ^[1]	10 ^[7]	25	35	11.6	none	none	none	none
7. Multiple-family dwellings	FN ^[14]	50 ^[12]	10	FN ^[18]	20	45 ^[11]	FN ^[14]	none	none	none	none
CH DISTRICT in CCO district											
1. All commercial uses	none	none ^[13]	5	0	20	75	n/a	none	none	none	none
2. Single-family detached dwellings	2,000	20 ^[12]	10	5	20	35	21.7	none	none	none	45
3. Two-family dwellings	4,000	25 ^[12]	10	5	20	35	21.7	none	none	none	45
4. Three-family dwellings	6,000	30 ^[12]	10	5	20	35	21.7	none	none	none	45
5. Four-family dwellings	8,000	30 ^[12]	10	5	20	35	21.7	none	none	none	45
6. Single-family with zero lot line attached or detached	2,000	20 ^[12]	10	5 ^[7]	25	35	21.7	none	none	none	none
7. Multiple-family dwellings	FN ^[19]	50 ^[12]	10	FN ^[18]	20	60	FN ^[19]	none	none	none	none