

**ORDINANCE 21-O-19** amending Murfreesboro City Code Appendix A—  
Zoning, Chart 2 Endnotes, City of Murfreesboro Planning Staff, applicant.  
[2020-807]

**WHEREAS**, pursuant to Article III, Section 4 (51) of the City's Charter, the City may regulate the construction and materials of all buildings within the City; and

**WHEREAS**, Tennessee Code Annotated § 68-120-101, as amended by 2021 Tennessee Laws Pub. Ch. 332 (H.B. 749), additionally authorizes the City, in its function of regulating construction safety standards to adopt a regulation or code pertaining to construction materials by ordinance or resolution, as appropriate; and

**WHEREAS**, in order to minimize the extent of fire damage in zoning districts with narrow side setbacks, the City desires to exercise its authority regarding building and construction safety by regulating the primary exterior building materials used in such districts without entirely prohibiting any one material; and

**WHEREAS**, Tennessee Code Annotated § 68-120-101, as amended by 2021 Tennessee Laws Pub. Ch. 332 (H.B. 749), additionally mandates that the consideration of a requirement pertaining to construction materials must be by separate vote.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MURFREESBORO, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** Appendix A, Chart 2 Endnotes, Minimum Lot Requirements, Minimum Yard Requirements and Land Use Intensity Ratios, of the Murfreesboro City Code is hereby amended by deleting in their entirety Chart 2 Endnotes 28, 30, and 31, and substituting in lieu thereof new Chart 2 Endnotes 28, 30, and 31 as follows:

28. In all RS-A districts as well as the RS-4, RS-6, RS-8, RD, RM-12, RM-16, and CL districts, in order to minimize the extent of fire damage on adjacent structures, the facades of single-family detached dwellings shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any façade. Alternative combinations of exterior materials may be permitted only with the approval of the Planning Director, in consultation with the Building and Codes Director, after a review of the combustibility of the materials.

30. In the RM-12, RM-16, CU, CM-R, and RS-A, Type 2 and Type 3 districts, in order to minimize the extent of fire damage on adjacent structures, the facades of townhouse units shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any façade. Alternative combinations of exterior materials may be permitted only with the approval of the Planning Director, in consultation with the Building and Codes Director, after a review of the combustibility of the materials.

31. In the RD, RM-12, RM-16, CM-R, OG-R, CL, and RS-A, Type 1 districts, in order to minimize the extent of fire damage on adjacent structures, the facades of single-family attached and detached zero-lot line structures (max. 2 units attached) shall consist primarily of one or more of the following materials: brick, stone, or cementitious siding. Other building materials such as EIFS, vinyl siding, and wood siding may be used for decorative or accent purposes and may constitute no more than 25 percent of any façade. Alternative combinations of exterior materials may be permitted only with the approval of the Planning Director, in consultation with the Building and Codes Director, after a review of the combustibility of the materials.

SECTION 2. That this Ordinance shall take effect fifteen (15) days after its passage upon second and final reading, the public welfare and the welfare of the City requiring it.

Passed:

1<sup>st</sup> reading July 29, 2021  
2<sup>nd</sup> reading August 5, 2021

M. McFarland  
Shane McFarland, Mayor

ATTEST:

Jennifer Brown  
Jennifer Brown  
City Recorder

APPROVED AS TO FORM:

DocuSigned by:  
Adam F. Tucker  
Adam F. Tucker  
City Attorney

