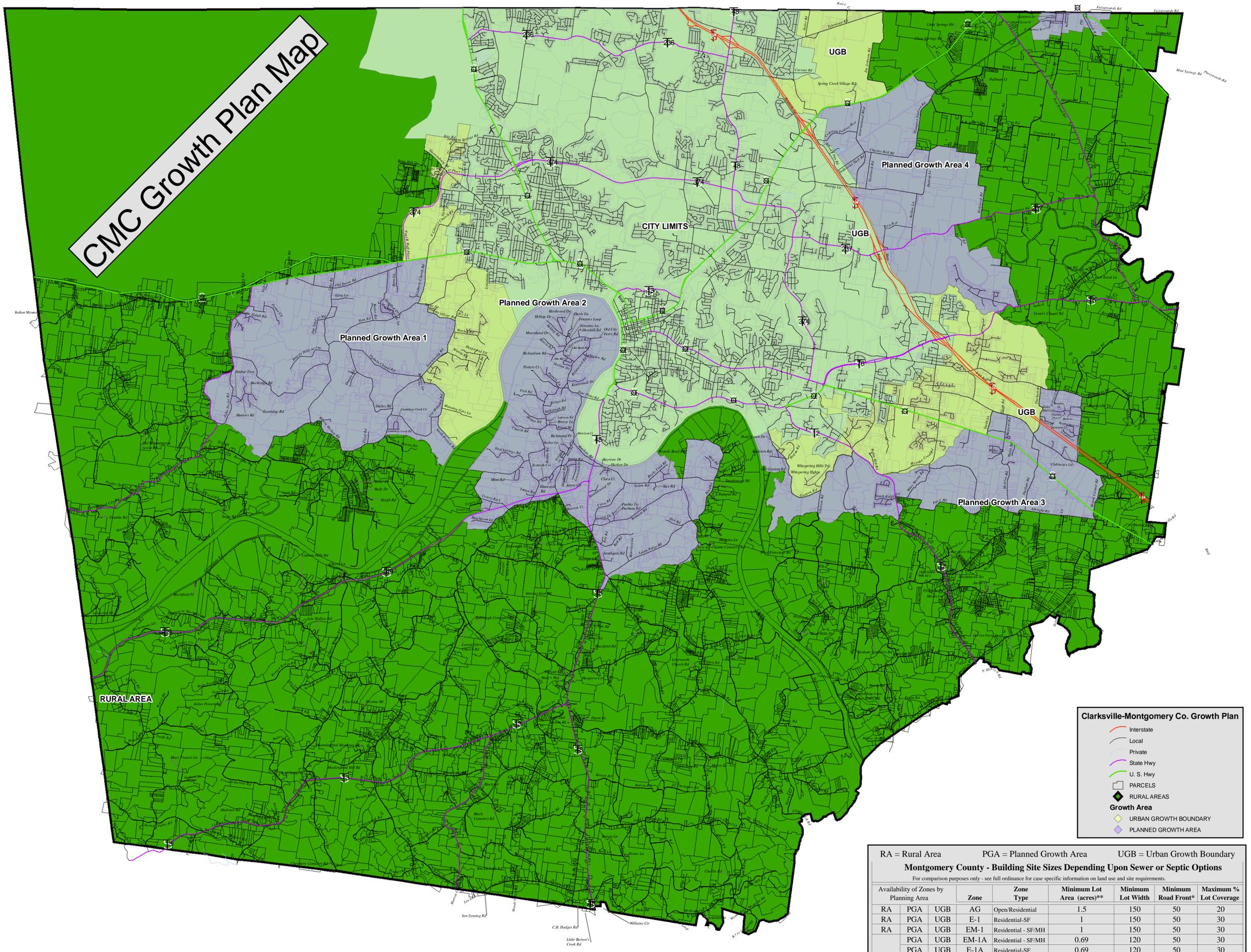


# CMC Growth Plan Map



**Clarksville-Montgomery Co. Growth Plan**

- Interstate
- Local
- Private
- State Hwy
- U. S. Hwy
- PARCELS
- ◆ RURAL AREAS
- ◆ URBAN GROWTH BOUNDARY
- ◆ PLANNED GROWTH AREA

RA = Rural Area      PGA = Planned Growth Area      UGB = Urban Growth Boundary

**Montgomery County - Building Site Sizes Depending Upon Sewer or Septic Options**

For comparison purposes only - see full ordinance for case specific information on land use and site requirements.

Availability of Zones by Planning Area	Zone	Zone Type	Minimum Lot Area (acres)**	Minimum Lot Width	Minimum Road Front*	Maximum % Lot Coverage
RA    PGA    UGB	AG	Open/Residential	1.5	150	50	20
RA    PGA    UGB	E-1	Residential-SF	1	150	50	30
RA    PGA    UGB	EM-1	Residential - SF/MH	1	150	50	30
PGA    UGB	EM-1A	Residential - SF/MH	0.69	120	50	30
PGA    UGB	E-1A	Residential-SF	0.69	120	50	30
PGA    UGB	R-1**	Residential-SF	0.34 to 0.46	90	50	30
UGB	R-1A**	Residential-SF	0.28 to 0.46	80 - 150	25	35
UGB	R-2**	Residential-MF	0.21 to 0.46	75-100	25	40
UGB	RM-1**	Residential-MH	0.21 to 0.46	75	25	40
UGB	RM-2**	Residential-MH	0.21 to 0.46	75	25	40
UGB	R-3**	Residential-MF/SF	0.18 to 0.46	75 - 100	25	40
UGB	R-4**	Residential-MF/SF	0.18 to 0.69	75	25	30 - 50
UGB	O-1**	Residential-SF	0.28 to 0.46	80 - 150	25	35

**COMMERCIAL AND INDUSTRIAL ZONE REQUESTS TO BE REVIEWED ON AN INDIVIDUAL BASIS IN ALL AREAS.**

**Minimum lot width is applicable at the building setback line.**

SF = Single Family    MF = Multi-Family    MH = Single wide mobile home.

\* If a recorded AG zoned parcel was legally buildable as of August 14, 2000, then it retains its buildable status under this standard.

\*\* Smaller lot sizes applicable if sewer is available. For onsite septic, the minimum lot area is 20,000 SF as per Ground Water Protection.

Note: 1 acre = 43,560 square feet / 1.5 acres = 65,340 SF / 30,000 SF = 0.69 acre / 20,000 SF = 0.46 acre / 15,000 SF = 0.34 acre / 12,000 SF = 0.28 acre / 9,000 SF = 0.21 acre / 8,000 SF = 0.18 acre.

**Definitions**

**URBAN GROWTH BOUNDARY:** This boundary encompasses the existing municipality and contiguous territory where higher-density residential, commercial, and industrial growth is expected to take place. This area is further defined as to its capability to provide urban services in an orderly and timely fashion to facilitate higher density land use patterns. By allowing higher densities, it is anticipated that the land will be utilized to a fuller degree of potential giving support to the community's needs for future expansion.

**PLANNED GROWTH AREAS:** This is the territory outside the municipality and the Urban Growth Boundary where low to moderate density residential, commercial, and industrial growth is projected within the planning period.

**RURAL AREAS:** This territory is the remainder of the county that was not included in a UGB or PGA. Based on growth expectations, it does not exhibit the need for higher density development patterns within the planning period delineated by this report. This area's development will be governed by the land use control ordinances established and maintained by the county. Any changes in density of development will require correlation with the provisions of the plan.

