



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
THURSDAY, OCTOBER 9, 2025**

# Table of Contents

001	Substitute Ordinance No. BL2025-909
006	Amendment to Ordinance No. BL2025-1005
062	Amendment to Resolution No. RS2025-1543
063	Amendment to Ordinance No. BL2025-995
065	Amendment to Ordinance No. BL2025-1047
066	Amendment to Ordinance No. BL2025-1048
069	Amendment to Ordinance No. BL2025-1052
079	Amendment to Ordinance No. BL2025-862

## **SUBSTITUTE ORDINANCE NO. BL2025-909**

**An ordinance amending Chapters 17.08, 17.36, and 17.40 of the Metropolitan Code pertaining to creating a Commercial Compatibility Overlay district (Proposal No. 2025Z-006TX-001).**

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That the Zoning District Land Use Table in Section 17.08.030 is amended as shown in Exhibit A.

Section 2. That Chapter 17.36 of the Metropolitan Code is hereby amended by creating Article XVIII – Commercial Compatibility Overlay, and adding the following Section 17.36.740 (Purpose and intent):

The commercial compatibility overlay district provides prohibitions and regulations on certain non-residential uses along collector and local streets in close proximity to residential lots to create a commercial development pattern that is compatible and harmonious with adjacent residential neighborhoods.

Section 3. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.750 (Overlay designation):

A commercial compatibility overlay district shall be created according to the procedures of Chapter 17.40, Article III and depicted as a geographical area on the official zoning map.

Section 4. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.760 (Permitted land uses):

The range of land uses permitted within a commercial compatibility overlay district shall be those permitted by the underlying zoning district(s) as established by the zoning district land use table of Section 17.08.030 with the exception that alternative financial services, ~~automobile repair, and beer and cigarette market, car wash, and liquor sales~~ uses shall be prohibited. The locations of automobile repair, car wash, and liquor sales shall be subject to a 2,640-linear foot distance requirement from the property line of any other property upon which the same use is located. Such uses newly proposed in a commercial compatibility overlay district shall be subject to the above distance requirements from any such uses currently existing both inside and outside of a commercial compatibility overlay.

Section 5. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.770 (Variation of conventional land use development standards):

Variations to the conventional land use development standards are:

- A. Automobile convenience uses are subject to the following conditions:
  - 1. All standards and conditions of Section 17.16.070, Subsection D shall apply except for Subsections D.3 and D.5.
  - 2. There shall be no more than ~~four~~eight gasoline pumps per establishment
  - 3. No car wash shall be permitted.

4. No equipment rental shall be permitted.
  5. ~~No automobile convenience use shall be located on a parcel adjacent to a parcel zoned RS, R, or RM. Except for access points, the use shall be fully screened from adjacent parcels zoned RS, R, or RM by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.~~
- B. Automobile parking uses are subject to the following conditions:
1. Chain link fence, barbed wire, razor wire or similar fencing shall be prohibited.
  2. No inoperable vehicles shall be stored on the premises overnight.
  3. ~~Except for access points, the~~ parking area shall be fully screened from adjacent parcels zoned RS, R, or RM by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.
- C. Automobile service uses are subject to the following conditions:
1. Chain link fence, barbed wire, razor wire or similar fencing shall be prohibited.
  2. Outdoor storage or outdoor display of product shall be prohibited.
  3. Service doors shall be oriented away from any parcel that contains a residential dwelling unit.
  4. ~~No vehicles (operable or inoperable) shall be stored on the premises overnight.~~
  5. ~~No automobile service use shall be located on a parcel adjacent to a parcel zoned RS, R, or RM. Except for access points, the use shall be fully screened from adjacent parcels zoned RS, R, or RM by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.~~
- D. Bar or nightclub uses are subject to the following conditions:
1. All standards and conditions of Section 17.16.070, Subsection G shall apply.
  2. ~~No outdoor service or seating areas shall be permitted. All functions of the use shall be fully contained within a building. Outdoor service or seating areas must be at least 100 feet from the nearest property line of any parcel zoned RS or R and 10 feet from the nearest property line of any other parcel.~~
  3. ~~No outdoor sound amplification shall be permitted. Outdoor sound amplification is not permitted between the hours of nine p.m. and ten a.m.~~
  4. Operation of the establishment shall be prohibited between the hours of twelve a.m. and nine a.m.
  5. ~~No bar or night club use shall be located on a parcel adjacent to a parcel zoned RS, R, or RM. Except for access points, the use shall be fully screened from adjacent parcels zoned RS, R, or RM by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.~~
- E. Club uses are subject to the following conditions:
1. ~~Establishments shall be limited to two thousand five hundred square feet of gross floor area per establishment, with no~~ No more than one establishment is permitted per lot.
  2. ~~No outdoor service or seating areas shall be permitted. All functions of the use shall be fully contained within a building. Outdoor service or seating areas must be at least 100 feet from the nearest property line of any parcel zoned RS or R and 10 feet from the nearest property line of any other parcel.~~
  3. ~~No outdoor sound amplification shall be permitted. Outdoor sound amplification is not permitted between the hours of nine p.m. and ten a.m.~~
  4. Operation of the establishment shall be prohibited between the hours of twelve a.m. and nine a.m.



5. ~~No club use shall be located on a parcel adjacent to a parcel zoned RS, R, or RM. Except for access points, the use shall be fully screened from adjacent parcels zoned RS, R, or RM by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.~~
- F. Commercial amusement, inside uses are subject to the following conditions:
  1. No more than one establishment is permitted per lot.
  2. Outdoor service or seating areas must be at least 100 feet from the nearest property line of any parcel zoned RS or R and 10 feet from the nearest property line of any other parcel.
  3. Outdoor sound amplification is not permitted between the hours of nine p.m. and ten a.m.
  4. Operation of the establishment shall be prohibited between the hours of twelve a.m. and nine a.m.
  5. Except for access points, the use shall be fully screened from adjacent parcels zoned RS or R by an appropriate buffer yard as determined by Table 17.24.230 and an eight-foot tall opaque fence or masonry wall.

Section 6. That Chapter 17.36 of the Metropolitan Code is hereby amended by adding the following Section 17.36.780 (Commercial compatibility overlay district):

- A. Application of the Commercial Compatibility Overlay District. Lots and parcels included in a district must have some portion of their frontage along one or more collector avenues as identified in the Major and Collector Street Plan or along one or more local streets, be contiguous, and be located within one hundred feet of a lot or parcel zoned RS, R, or RM. Each district shall consist of no more than fifty total acres.
- B. Eligible Zoning Districts. Commercial compatibility overlay districts shall only be applicable in mixed use, office, commercial, and shopping center zoning districts. Commercial compatibility overlay districts shall not be applicable to the DTC zoning district.
- C. Planning Commission Recommendation. The planning commission shall review a proposed commercial compatibility overlay district application for conformance with the General Plan. The planning commission shall act to recommend approval, approval with conditions, or disapproval of the application. Within ten working days of an action, the commission's resolution shall be transmitted in writing to the applicant, the metropolitan clerk, the zoning administrator, and all other appropriate governmental departments.
- D. Council Consideration. The metropolitan council shall consider an ordinance establishing a commercial compatibility overlay district according to the procedures of Article III of Chapter 17.40 (Amendments). All property owners within and proximate to a proposed Commercial Compatibility Overlay district shall be notified according to the procedures of Article XV of Chapter 17.40.
- E. Changes to a Commercial Compatibility Overlay District Boundary. A proposed change in the geographic boundary of a commercial compatibility overlay district on the official zoning map shall be considered by the Council according to the procedures of Article III of Chapter 17.40 (Amendments).

Section 7. Section 17.40.740.C.3 is hereby amended by deleting in its entirety and replacing with the following:

Applying the urban design overlay district, historic preservation district, neighborhood conservation district, urban zoning overlay district, contextual overlay district, corridor design

overlay district, residential accessory structure overlay district, two-story residential overlay district, detached accessory dwelling unit overlay district, or commercial compatibility overlay district as provided in Chapter 17.36;

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by:

\_\_\_\_\_  
Brandon Taylor  
Member of Council

## EXHIBIT A

	Mixed Use				Office						Commercial				Shopping Center			
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	MUN, MUN- NS, MUN- A, and MUN- A-NS	MUL, MUL- NS, MUL- A, and MUL- A-NS	MUG, MUG- NS, MUG- A, and MUG- A-NS	MUI, MUI- NS, MUI-A, and MUI-A- NS	ON	OL	OG and OG-NS	OR20 through h OR40- A-NS	ORI, ORI- NS, ORI-A, and ORI-A- NS	CN, CN- NS, CN-A, and CN-A- NS	CL, CL- NS, CL-A, and CL-A- NS	CS, CS- NS, CS- A, and CS-A-NS	CA and CA-NS	CF and CF-NS	SCN and SCN-NS	SCC and SCC- NS	SCR and SCR-NS	
Office Uses:																		
Alternative financial services	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>		PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>		PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	
Commercial Uses:																		
Automobile convenience		PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>							PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	
Automobile parking		P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>		P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	
Automobile repair												P <sup>AAA</sup>						
Automobile service			P <sup>AAA</sup>	P <sup>AAA</sup>							P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	
Beer and cigarette market	PC <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>		A <sup>AAA</sup>	A <sup>AAA</sup>	A <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	P <sup>AAA</sup>	
Car wash		PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>							PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>	PC <sup>AAA</sup>		PC <sup>AAA</sup>	PC <sup>AAA</sup>	
Liquor sales			P <sup>AAA</sup>	P <sup>AAA</sup>					P <sup>AAA</sup>		P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	
Recreation and Entertainment Uses:																		
Club	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>	P <sup>AAA</sup>					P <sup>AAA</sup>		P <sup>AAA</sup>	P <sup>AAA</sup>		P <sup>AAA</sup>				

<sup>AAA</sup> Uses located within the commercial compatibility overlay shall be regulated by Section 17.36.760 and Section 17.36.770.

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-1005

Madam President,

I move to amend Ordinance No. BL2025-1005, as follows:

- I. By amending Section 1 to replace the existing Exhibit A with the attached Exhibit A.
- II. By amending Section 1 to replace the existing Exhibit C with the attached Exhibit C.
- III. By amending Section 1 to replace the existing Exhibit D with the attached Exhibit D.

Sponsored by:

---

Jennifer Gamble  
Member of Council

## **AMENDMENT -EXHIBIT A**

### **Chapter 17.04: General Provisions and Definitions**

#### **Table of Contents**

1. **Insert** on Table of Contents, Section 17.12.110.A in numerical order and name it “Residential Neighborhood.”
2. **Insert** on Table of Contents, Section 17.12.110.B in numerical order and name it “Residential Limited.”
3. **Insert** on Table of Contents, Section 17.12.120 in numerical order and name it “Building Type Supplemental Standards.”
4. **Insert** on Table of Contents, Section 17.12.130 in numerical order and name it “Frontage Type Standards.”

#### **Definitions of General Terms: Section 17.04.060**

5. **Insert** the following definition:
  - “Story, Half” (Syn. Attic Story). A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the “.5” in the description of maximum height (Example: 2.5). This space shall be considered a full story when its top wall plates, on at least two opposite exterior walls, are greater than four (4) feet above the floor of such story.

---

### **Chapter 17.08: Zoning District and Land Uses**

#### **Zoning Districts Established: Section 17.08.010.B**

6. **Insert** under “3. Multi-Family Districts” as follows, and revise the other sections respectively:
  - a. RN (houses, townhouses)
  - b. RL (houses, townhouses, small apartment buildings)

#### **Zoning Districts Described: Section 17.08.020.B**

7. **Insert** under “3. Multifamily (RM) Districts” as follows, and revise the other sections respectively:
  - a. RN Districts. Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. This district is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.

- b. RL Districts. Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. This district is appropriate for providing moderate levels of density at strategic locations close to transit corridors.

#### **Zoning District Land Use Table: Section 17.08.030.D**

8. **Insert** after “MHP” and before “SP\*\*” the column headings “RN” and “RL,” as shown in Exhibit B. Insert use permissions as shown in Exhibit B.
  9. **Insert** after “Multi-Family” and before “Elderly Housing” the row headings “Single-Family - Attached Housing,” “House Court,” “Attached Housing Court,” “Plex House,” “Manor House,” “Multiplex,” “Courtyard Flats,” and “Low-Rise Flats,” as shown in Exhibit B. Insert zoning district permissions as shown in Exhibit B.
- 

#### **Chapter 17.12: District Bulk Regulations**

##### **District Bulk Tables: Section 17.12.020**

10. **Insert** “E. Sections 17.12.110 through 17.12.130 establish the bulk requirements, permitted setback encroachments, building height controls, lot coverage, and building forms for all structures in the Residential Neighborhood and Residential Limited zoning districts.”

##### **Other Setbacks: Section 17.12.040**

11. **Insert** in Section 17.12.040.E.1.a after “Accessory buildings” “outside of the RN and RL zoning districts.”

##### **Building Height Controls: Section 17.12.060**

12. **Insert** in Section 17.12.060.A after “this section” “or as permitted within the RN or RL zoning districts.”
13. **Insert** in Section 17.12.060.B after the first sentence “Standards not applicable in RN and RL zones.”
14. **Insert** in Section 17.12.060.C after the first sentence “Standards not applicable in RN and RL zones.”

##### **Single-Family Cottage Developments: Section 17.12.100**

15. **Insert** in Section 17.12.100.A after the last sentence “See Sections 17.12.110 through 17.12.130 for cottage development standards within the RN and RL zoning districts.”

##### **Residential Neighborhood, Residential Limited, and Administration: Sections 17.12.110.A, 17.12.110.B, and 17.12.110.C**

16. **Delete** Section 17.12.110 in its entirety and insert Exhibit C as “Section 17.12.110.A Residential Neighborhood,” “Section 17.12.110.B Residential Limited,” and “Section 17.12.110.C Administration” with the following language:

“Section 17.12.110.A Residential Neighborhood, Section 17.12.110.B Residential Limited, and Section 17.12.110.C Administration adopted

The metropolitan government adopts Section 17.12.110.A, Section 17.12.110.B, and Section 17.12.110.C to be applicable throughout the metropolitan government. A copy of such standards is attached to the ordinance codified in this section and made a part hereof, the same as if copied verbatim herein.”

#### **Building Type Supplemental Standards: Section 17.12.120**

17. **Insert** Exhibit D as “Section 17.12.120 Building Type Supplemental Standards” with the following language:

“Section 17.12.120 Building Type Supplemental Standards adopted

The metropolitan government adopts Section 17.12.120 to be applicable throughout the metropolitan government. A copy of such standards is attached to the ordinance codified in this section and made a part hereof, the same as if copied verbatim herein.”

#### **Frontage Type Standards: Section 17.12.130**

18. **Insert** Exhibit E as “Section 17.12.130 Frontage Type Standards” with the following language:

“Section 17.12.130 Frontage Type Standards adopted

The metropolitan government adopts Section 17.12.130 to be applicable throughout the metropolitan government. A copy of such standards is attached to the ordinance codified in this section and made a part hereof, the same as if copied verbatim herein.”

---

### **Chapter 17.16: Land Use Development Standards**

#### **Residential Uses: Section 17.16.030**

19. **Insert** in Section 17.16.030.G.2 at the end of the sentence “or Section 17.12.110, as applicable.”
20. **Insert** in Section 17.16.030.G.4 at the end of the sentence “or Section 17.12.110, as applicable.”

21. **Insert** in Section 17.16.030.G.7.d after the last sentence “Within the RN and RL zoning districts, the standards of Section 17.12.110 shall control height.”
22. **Insert** in Section 17.16.030.G.7.e after the last sentence “Within the RN and RL zoning districts, the standards of Section 17.12.110 shall control height.”

---

## **Chapter 17.20: Parking Loading and Access**

### **Article I. General Provisions**

23. Insert in section 17.20.020 (Applicability) “D. For properties zoned RN or RL district, see Section 17.12.110 for additional parking dimensional standards.”

---

## **Chapter 17.24: Landscaping, Buffering and Tree Requirements**

### **Table of Landscape Buffer Yard Requirements: Section 17.24.230**

24. **Insert** “RN<sup>2</sup>” after CN-A-NS but before MUN within column 4.
25. **Insert** “RL<sup>2</sup>” after CS-A-NS but before MUL within column 5.
26. **Insert** “RN<sup>2</sup>” after CN-A-NS but before MUN within row 4.
27. **Insert** “RL<sup>2</sup>” after CS-A-NS but before MUL within row 5.
28. **Insert** in the notes to the table “**Note 2:** Per district standards, these apply only to Townhouse Court, Manor House, Multiplex, Low-rise Courtyard, and Low-rise Flats”

---

## **Chapter 17.40: Administration and Procedures**

### **Limits to Jurisdiction: Section 17.40.340.B**

29. **Insert** under “Zoning Districts”:

“RN”

“RL”



17.12.110.A Residential Neighborhood



Intent

Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. This district is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.

Zones	Context
Residential Neighborhood 1 (RN.1)	Suburban
Residential Neighborhood 2 (RN.2)	Urban

Allowed Building Types

Single Family
Two Family
Townhouse
House Court
Townhouse Court
Plex House
Manor House (RN.2 only)

Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#).

Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).

Such institutional and low-impact commercial uses as are permitted per Table 17.08.030 are subject to the same form-based bulk and massing standards governing residential uses contained herein.



Lot		
Lot Size	RN.1	RN.2
Area	6,000 sf min.	5,000 sf min.
Width	<b>A</b> 60' min.	40' min.
Depth	<b>B</b> 90' min.	90' min.

RN minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with [Section 17.40.680](#) and one of the following conditions are met:

- The site has access to a side street or improved alley.
- The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.

Building Placement		
Setback		
Front (Build-To Zone)	<b>C</b> 20' min.; 30' max.	10' min.; 25' max.
Side Street (Build-To Zone)	<b>D</b> 15' min.; 25' max.	5' min.; 15' max.
Side	<b>E</b> 5' min.	5' min.
Rear		
Main Building	<b>F</b> 15' min.	15' min.
Accessory Structure(s)	<b>G</b> 5' min.	5' min.

Build-to shall align with the contextual setback (see [Section 17.12.030.c\(3\)](#)) when (1) the lot depth beyond the contextual setback is equal to or greater than the minimum lot depth required of the district or (2) the contextual setback is less than the build-to zone maximum. Otherwise, the build-to zone maximum is used.

Facade Zone	RN.1	RN.2
Main building shall define required % of the linear length of the Front Build-To Zone	50% min.	50% min.
Main building shall define required % of the linear length of the Side Street Build-To Zone	30% min.	30% min.

#### Encroachments into Setbacks

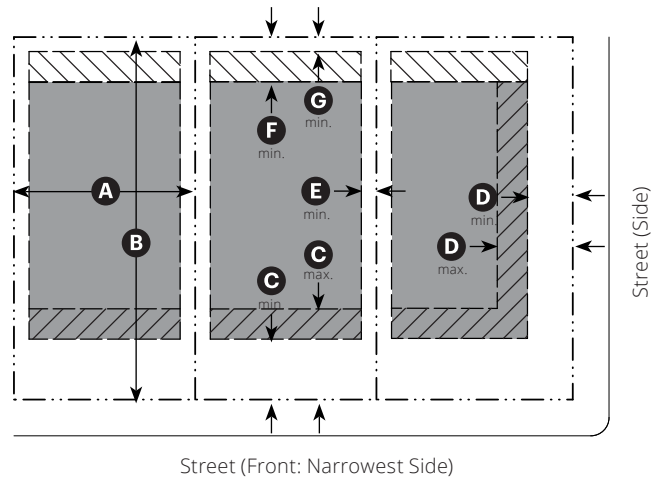
Private Frontage Types may encroach into front and side street setbacks; and shall not be located in side or rear setbacks.

Architectural features may encroach up to 3 feet into shared interior property lines, and up to 5 feet in all other building setbacks.

Fences, freestanding landscape walls, shrubs, and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.

Stormwater features may encroach into setbacks.

Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.



#### Key

- ROW/ Lot Line
- Setback Line

- Buildable Area
- Build-To Zone
- Acc. Structures Only

Landscape Buffer	
Building Type	Applicability
Single Family, House Court, Townhouse, Two-Family, Plex House	Not-Applicable
Townhouse Court, Manor House	Applicable to parcels that share a side and/or rear property line with R and RS zoned land. See <a href="#">Table 17.24.230</a> for buffer yard requirements when applicable.

Building Form		
Height	RN.1	RN.2
Main Building		
Stories	2.5 max.	3 max.

See [Section 17.12.120](#) for additional height standards. Building type standards may further limit height. Height shall be measured from the average grade plane post-development.

Highest Roof Line (H)	<b>H</b>	Maximums are set by building type.
Highest Eave (I)	<b>I</b>	

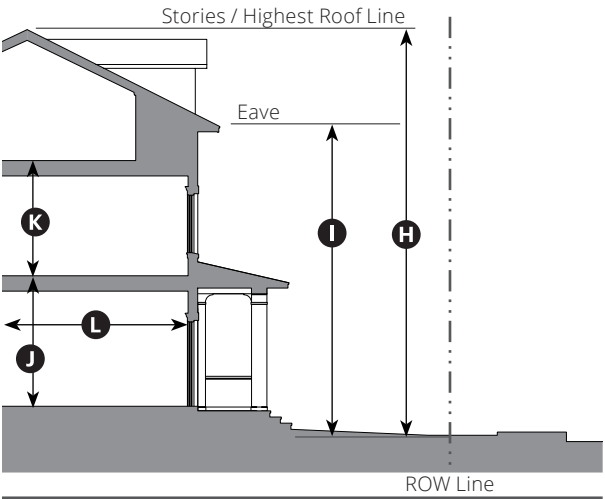
Accessory Structure(s)		
Stories	2 max.	2 max.
Highest Roof Line	30' max.	30' max.
Highest Eave	24' max.	24' max.

Floor-to-Floor	RN.1	RN.2
Ground Floor	<b>J</b> 9' min.	9' min.
Upper Floors	<b>K</b> 8' min.	8' min.

Ground Floor Residential or Active Space	RN.1	RN.2
Depth of active ground floor use along front and side street façade	10' min.	10' min.

Coverage	RN.1	RN.2
Building Coverage	0.4 max.	0.5 max.

See [Section 17.28](#) for Environmental Performance Standards.



Key  
---- ROW Line

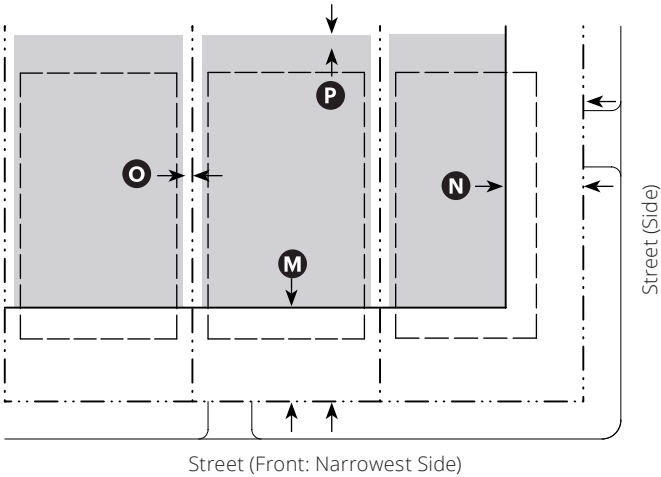
Parking Location		
Setback	RN.1	RN.2
Front	10' behind facade <b>M</b>	10' behind facade
Side Street	10' behind facade <b>N</b>	10' behind facade
Side	3' min. <b>O</b>	3' min.
Rear	3' min. <b>P</b>	3' min.

**Dimensional Standards**

12 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.

Driveway curb cuts along an alley may be greater than 12 feet in width.

Parking shall meet the dimensional standards set forth in Section [17.20.060](#) of the Metropolitan Code.



- Key**
- ROW / Lot Line
  - Building Setback Line
  - Allowed Parking Area
  - Building Facade



## 17.12.110.B Residential Limited



### Intent

Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. This district is appropriate for providing moderate levels of density at strategic locations close to transit corridors.

Zones	Context
Residential Limited 1 (RL.1)	Suburban
Residential Limited 2 (RL.2)	Urban
Residential Limited 3 (RL.3)	Center

Allowed Building Types	Eligible for Voluntary Attainable Housing Incentive
Single Family	No
Two Family	No
Townhouse	Yes
House Court	No
Townhouse Court	Yes
Plex House	Yes
Manor House	Yes
Multiplex	Yes
Low-rise Courtyard Flats	Yes
Low-rise Flats (RL.3 only)	Yes

Detached Accessory Dwelling Units allowed with Single Family Building Types with conditions from [Section 17.16.30.G](#).

Not-owner occupied Short Term Rentals are prohibited. Owner-occupied Short Term Rentals allowed with Single Family Building Type only per [Section 6.28.30](#).

Such institutional and low-impact commercial uses as are permitted per Table 17.08.030 are subject to the same form-based bulk and massing standards governing residential uses contained herein.



Lot			
Lot Size	RL.1	RL.2	RL.3
Area	5,000 sf min.	5,000 sf min.	5,000 sf min.
Width	<b>A</b> 50' min.	40' min.	40' min.
Depth	<b>B</b> 90' min.	90' min.	90' min.

Minimum lot area, lot width, and lot depth requirements shall be waived if in compliance with [Section 17.40.680](#) and one of the following conditions are met:

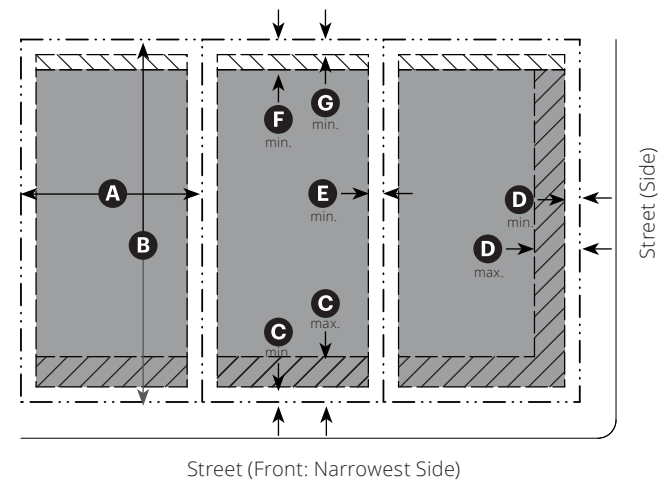
- The site has access to a side street or improved alley.
- The width of the primary structure's main body is at least 18 feet wide, and the highest roofline of the primary structure does not exceed a ratio of 1.0 horizontal to 1.5 vertical.

Building Placement			
Setback	RL.1	RL.2	RL.3
Front (Build-To Zone)	<b>C</b> 10' min.; 25' max.	10' min.; 25' max.	5' min.; 15' max.
Side Street (Build-To Zone)	<b>D</b> 10' min.; 25' max.	10' min.; 20' max.	5' min.; 15' max.
Side	<b>E</b> 5' min.	5' min.	5' min.
Rear			
Main Building	<b>F</b> 10' min.	10' min.	10' min.
Accessory Structure(s)	<b>G</b> 5' min.	5' min.	5' min.

Setbacks should align with the contextual setback (see [Section 17.12.030.c\(3\)](#)). If the contextual setback is greater than the max setback for the district, then the district max shall apply.

Facade Zone	
Main building shall define required % of the linear length of the Front Build-To Zone	50% min.
Main building shall define required % of the linear length of the Side Street Build-To Zone	30% min.

Encroachments into Setbacks	
Private Frontage Types may encroach into front and side street setbacks; and shall not be located in setbacks.	
Architectural features may encroach up to 5 feet into building setbacks.	
Fences, freestanding landscape walls, shrubs and landscaping may encroach up to 3 feet into front or side street setbacks; and are allowed within side and rear setbacks.	
Stormwater features may encroach into setbacks.	
Encroachments are not allowed within utility easement area, ROW, alley, or across a property line.	



Key	
----	ROW / Lot Line
---	Setback Line
	Buildable Area
	Build-To Zone
	Acc. Structures Only

**Landscape Buffer**

Building Type	Applicability
Single Family, House Court, Townhouse, Two Family Plex House	Not-Applicable
Townhouse Court, Manor House, Multiplex, Low-rise Courtyard, Low-rise Flats	Applicable to parcels that share a side and/or rear property line with R and RS zoned land. See <a href="#">Table 17.24.230</a> for buffer yard requirements when applicable.

**Building Form**

Height	RL.1	RL.2	RL.3
<b>Main Building</b>			
Stories	2.5 max.	3 max.	4 max.

See [Section 17.12.120](#) for additional height standards. Building type standards may further limit height. Height shall be measured from the average grade plane post-development.

Highest Roof Line (H)	<b>H</b> Maximums are set by building type.
Highest Eave (I)	<b>I</b>

**Accessory Structure(s)**

Stories	2 max.	2 max.	2 max.
Highest Roof Line	30' max.	30' max.	30' max.
Highest Eave	24' max.	24' max.	24' max.

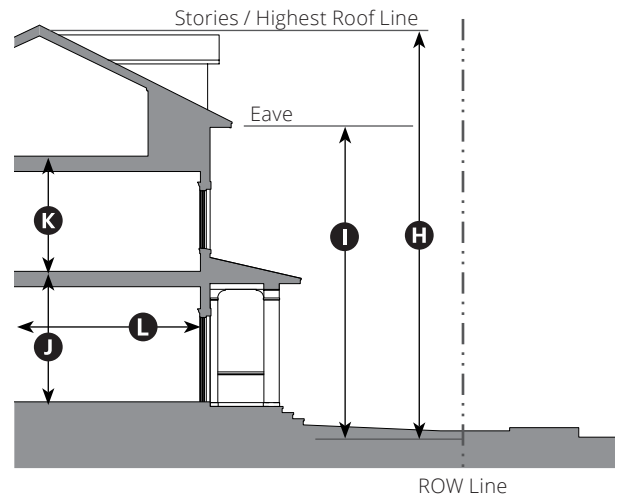
Floor-to-Floor	RL.1	RL.2	RL.3
Ground Floor	<b>J</b> 9' min.	9' min.	9' min.
Upper Floors	<b>K</b> 8' min.	8' min.	8' min.

**Ground Floor**

Residential or Active Space	RL.1	RL.2	RL.3
Depth of active ground floor use along front and side street façade	10' min.	10' min.	10' min.

Coverage	RL.1	RL.2	RL.3
Building Coverage	0.6 max.	0.6 max.	0.6 max.

See [Section 17.28](#) for Environmental Performance Standards.

**Key**

---- ROW Line

**Voluntary Attainable Housing Incentive (RL)**

Buildings that comply with the requirements of [Sec. 17.40.780](#) and the attainable housing requirements of [Table 17.12.110.B\(1\)](#) are eligible for incentives listed in [Table 17.12.110.B\(1\)](#). All units must be built and maintained to uniform standards in both construction and operations. Income-qualified units must be comparable to unrestricted units. All other District and Building Type standards apply.

**Table 17.12.110.B(1)****(a) Attainable Housing Requirements**

		Option 1	Option 2
Set-aside	Percentage of units within the building	10%	5%
Income qualification	Maximum % of AMI of residents	80%	60%

**(b) Building Form and Parking Incentives**

Height	Additional stories	2 max.
Units	No maximum unit count	
Parking	No parking required for income-qualified units	

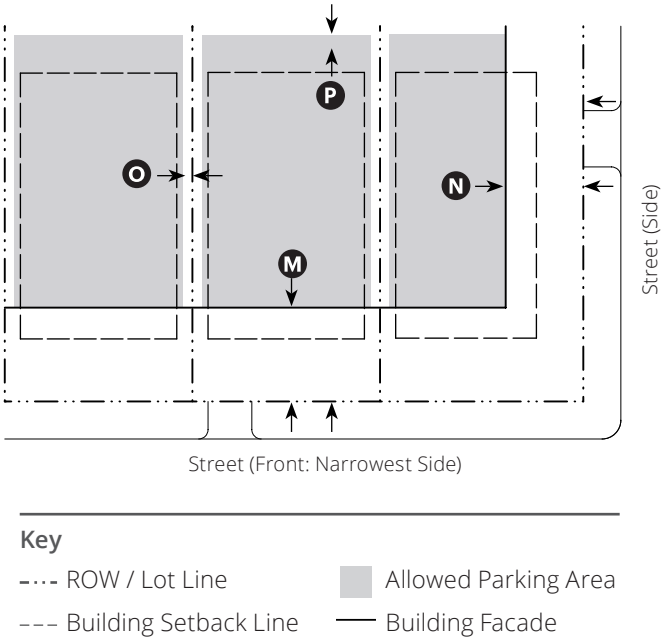
Parking Location				
Setback		RL.1	RL.2	RL.3
Front	<b>M</b>	10' behind facade	10' behind facade	10' behind facade
Side Street	<b>N</b>	10' behind facade	10' behind facade	10' behind facade
Side	<b>O</b>	3' min.	3' min.	3' min.
Rear	<b>P</b>	3' min.	3' min.	3' min.

**Dimensional Standards**

12 feet maximum width for driveway curb cuts; unless required to be wider by the fire department.

Driveway curb cuts along an alley may be greater than 12 feet in width.

Parking shall meet the dimensional standards set forth in Section 17.20.060 of the Metropolitan Code.





## 17.12.110.C Administration

### 1. Design sites

Multiple building types may be accommodated on a single parcel with a showing that each building can accommodate a lot that meets the requirements of the zoning district. Simpler arrangements can be administratively approved by the planning department with a submission of a design site to demonstrate compliance and harmonious arrangement of land uses. See Table 17.12.110.C-1. The planning department may require subdivision for large or complex sites or those with right-of-way necessary for the public welfare.

Application for a design site shall be made with the Planning Department before submitting a final site plan to the Codes Department. Such application shall include a plan showing building, lot, and open space layouts, any public dedications and reservations as required by the Major and Collector Street Plan, and the provisions of the base zoning requirements requested to be modified.

### 2. Dedications

When a right-of-way dedication is required for an existing lot or parcel along an existing street, the minimum lot area shall be considered to be the area prior to the dedication. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards.

### 3. Modifications

Based on site-specific issues, modifications to the standards of 17.12.110 or 17.12.120 may be necessary. Any standard may be modified other than lot size, unit count, total building coverage, and land uses, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties. Planning commission or planning department staff may approve modifications as follows:

- A. The planning department staff may approve minor modifications, those containing deviations of 25 percent or less of a numerical standard or locational or access requirements in order to accommodate other life, healthy, and safety requirements or to retain existing structures.
- B. Major modifications, deviations of more than 25 percent, will be considered by the planning commission.
- C. Application for a modification to the standards shall be made with the Planning Department before submitting a final site plan to the Codes Department. Such application shall include a plan showing building, lot, and open space layouts, any public dedications and reservations as required by the Major and Collector Street Plan, and the provisions of the base zoning requirements requested to be modified.

### 4. Variances

The zoning administrator shall include the recommendation of the planning department with any request for variance.

### 5. Setbacks for Irregular Lots

Wherever a lot is of such irregular shape that the setback provisions cannot be readily applied, the zoning administrator shall interpret the application of the setback provisions.

### 6. Encroachment into Setbacks

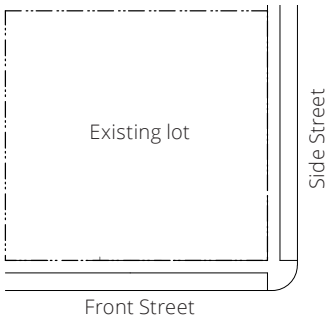
- A. Other permitted setback encroachments per Sections 17.12.040 and 17.12.130.
- B. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.

Table 17.12.110.C-1: Example of Multiple Buildings on an Existing Lot

Step 1: Determine Applicability

Multiple buildings are allowed on an existing lot only in the Residential Neighborhood (RN) and Residential Limited (RL) zoning districts.

See Zoning Map to identify if applicable zoning districts apply to the development site.

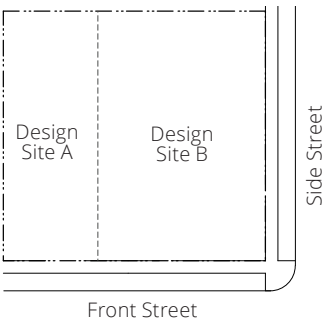


Step 2: Apply Design Sites

When siting multiple buildings on an existing lot, each existing lot shall be divided into hypothetical lots, or design sites, that meet the standards of the applicable zone district.

Each design site is required to front onto the adjacent street. Where there are two adjacent streets, the design site(s) may front on either in compliance with the standards.

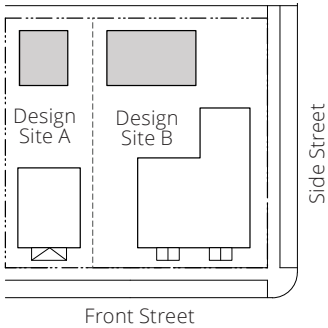
Select only one primary building type for each design site from the allowed building types for the zoning district.



Step 3: Apply Building Types

Apply a building type on each design site in compliance with the required setbacks and other standards of the Residential Neighborhood (RN) or Residential Limited (RL) zoning district, and applicable building type standards.

Select and apply building frontage type(s) to each building/unit entry.



Key			
--- Parcel Line	--- Design Site Line	Principal Building	Accessory Building

---

**17.12.120.A Purpose**

This Section sets forth standards for the development of individual building types to achieve the intended physical character of each zone and provide for housing opportunities within neighborhoods.

---

**17.12.120.B Building Types**

1. Building Types are categorized into two groups: House-Scale buildings and Large-Scale buildings. House-Scale buildings are those that are the size of a typical house, ranging in footprint from as small as 25 feet up to 80 feet in overall width. Large-Scale buildings are individually as big as most or all of a block, or, when smaller, are arranged together along a street to appear as long as most or all of a block.
2. Each lot shall have only one principal building type, except as follows:
  - A. The House Court and Townhouse Court may allow multiple units per [Subsection 17.12.120.H \(House Court\)](#) and [Subsection 17.12.120.I \(Townhouse Court\)](#).
  - B. More than one building type is allowed on a lot that identifies multiple design sites that meet the standards of the underlying zoning district and this Section. See [Table 17.12.110.C-1](#).

---

**17.12.120.C Interpreting Standards**

1. When standards of the underlying zoning district and building type conflict, the most restrictive standard controls. If an attainability incentive is sought, the bonus is applied to the most restrictive standard.
2. Width and depth standards do not specify an orientation to the lot or street.

---

**17.12.120.D Definitions**

**Architectural features:** An exterior building element intended to provide ornamentation to the building massing, including, but not limited to, eaves, cornices, bay windows, window and door surrounds, chimneys, light fixtures, and balconies.

**Lot:** For the purposes of this section, lot includes lots as defined in Sec. 17.04.060, as well as design sites, as illustrated in Table 17.12.120.B-1.

**Townhouse:** A small-to-large-sized, typically attached, building with a rear yard comprising of at least 3 Townhouses placed side-by-side. Each Townhouse consists of 1 unit, unless otherwise noted. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood's main street.

**Townhouse, Run:** A series of individual, consecutive townhouses attached by a shared vertical wall, the number of which is determined by the zone.

**Townhouse, Lot:** An individual parcel of land designated for a single townhouse dwelling unit within a run of attached units. Each lot typically includes the dwelling unit, private yard or open space (if applicable), and may share one or more side lot lines with adjoining townhouse lots through common walls.

**Main Body:** The primary volume or massing of a principal building, typically excluding projections like architectural features, attached garages, building frontage types, or secondary wings.

**Secondary Wing:** A structure that extends at least five feet from and is secondary to the main body of a principal building.

*This page intentionally left blank*

17.12.120.E Overview

Table 17.12.120.E-1 (Building Types Overview) provides an overview of the allowed building types.

Table 17.12.120.E-1: Building Types Overview

Building Type



**Single Family 17.12.120.F.** A small-to-medium sized detached building with small-to-medium setbacks and a rear yard. The building consists of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.



**Two Family 17.12.120.F.** A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two units within a single-building massing. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.



**Townhouse 17.12.120.G.** A small-to-large-sized, typically attached, building with a rear yard that consists of at least 3 Townhouses placed side-by-side. Each Townhouse consists of 1 unit. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.



**House Court 17.12.120.H.** A group of small, detached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.



**Townhouse Court 17.12.120.I.** A group of attached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

Table 17.12.120.E-1: Building Types Overview (Continued)

## Building Type



**Plex House 17.12.120.J.** A medium-sized detached building that consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry at the front and/or individual entries along the front or side. This type has the appearance of a medium-sized single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity neighborhoods.



**Manor House 17.12.120.K.** A medium-sized detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.



**Multiplex 17.12.120.L.** A large-sized detached building that consists of 10 to 20 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.



**Low-rise Courtyard Flats 17.12.120.M.** A building that consists of 10 to 20 side-by-side and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space and takes the place of a rear yard. Shared entries and/or individual entries are accessed off the court or front street. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.



**Low-rise Flats 17.12.120.N.** A large-scale building. May be attached or detached from adjacent buildings. This type is intended to provide residential uses, or a vertical mix of uses with ground-floor retail, office or service uses and upper-floor residential uses. This type is typically used to transition between moderate-intensity neighborhoods to corridors, or along corridors and in centers.

*This page intentionally left blank*



## 17.12.120.F Single Family/Two Family



*A Two Family Side-by-Side with separate entrances.*



*A Single Family Home*



*A Two Family Stacked.*

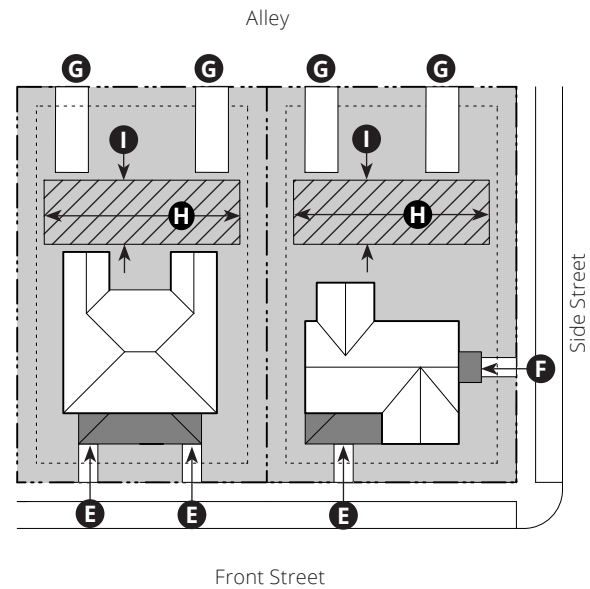
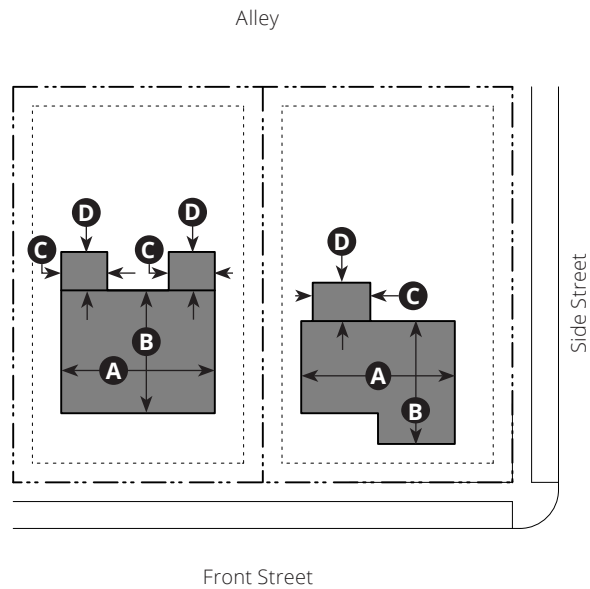
### 1. Description

**Single Family.** A small-to-medium sized detached building with small-to-medium setbacks and a rear yard. The building consists of one unit within a single-building, scaled to fit within lower-intensity neighborhoods. A detached accessory dwelling may be allowed.

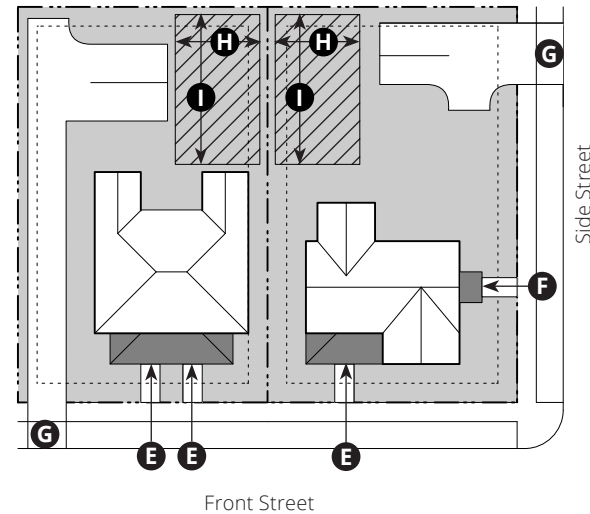
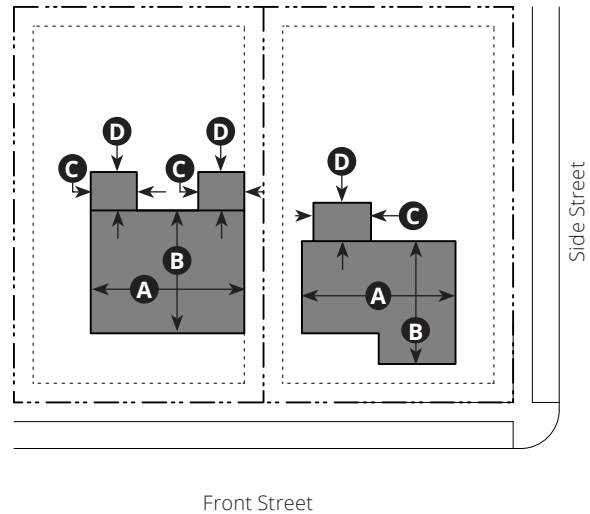
**Two Family.** A small-to-medium-sized detached building with small-to-medium setbacks and a rear yard. The building consists of two units within a single-building massing. This type has the appearance of a medium-to-large single-family home and is scaled to fit within lower-intensity neighborhoods.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

## 2. Number of Units

Units per Building	2 max.
Buildings per Lot	1 max.

## 3. Building Size and Massing

### Height

Main Body	Suburban	Urban/Center
Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

### Secondary Wing(s)

Stories	0.5 stories less than primary building
---------	--

### Building Footprint

#### Main Body

Width	48' max.	48' max.	<b>A</b>
Depth	40' max.	40' max.	<b>B</b>

#### Secondary Wing(s)

Width	15' max.	15' max.	<b>C</b>
Depth	25' max.	25' max.	<b>D</b>

Each side of a building may have a maximum of one secondary wing and a maximum of two secondary wings along the rear.

## 4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G

## 5. Pedestrian Access

### Principal Pedestrian Entrance

Interior Lot	Front street	<b>E</b>
Corner Lot	Units on a corner may enter from the side street.	<b>F</b>

## 6. Vehicle Access and Parking

### Access

**G**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	15' min.	<b>H</b>
Depth	15' min.	<b>I</b>

Common Open Space requirement may be substituted with two 8' x 15' private open spaces.

Required front and side street setbacks shall not be included in the minimum open space area calculation.

Driveways are not allowed within a required open space.

Required open space shall be located behind the main body of the building.



## 17.12.120.G Townhouse



*Three-story Townhouses with simple articulation and Stoop frontages.*



*Townhouses with minimal separations between them.*



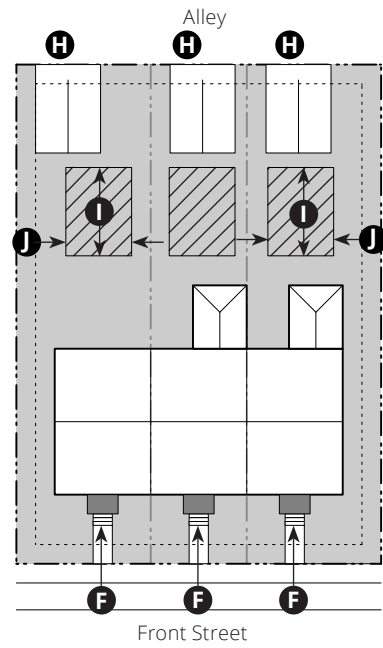
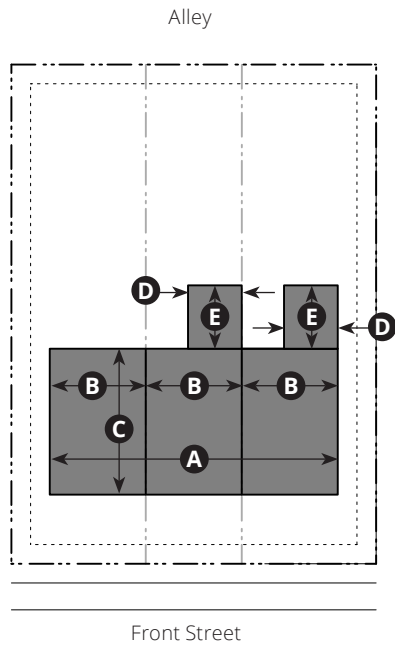
*Townhouses with a Stoop frontage type.*

### 1. Description

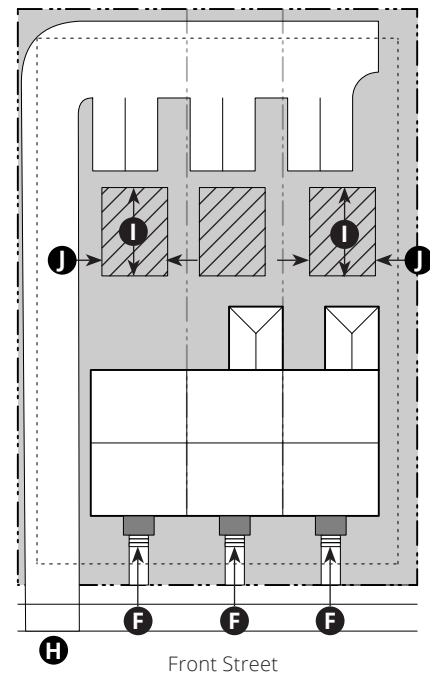
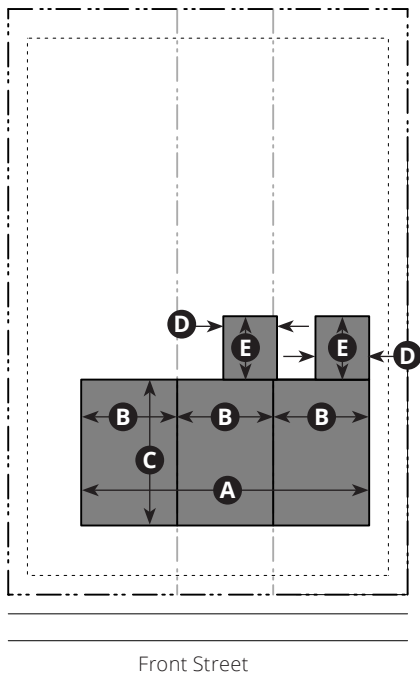
A small-to-large-sized, typically attached, building with a rear yard that consists of at least 3 Townhouses placed side-by-side. Each Townhouse generally consists of 1 unit. This type is typically located within moderate-to-high intensity neighborhoods, or on or near a neighborhood main street.

*General Note: Photos on this page are illustrative, not regulatory.*

## Lot(s) with Alley Access



## Lot(s) without Alley Access



### Lettered standards in two pages.

#### Key

--- ROW / Lot Line  
 ..... Setback Line

■ Building

#### Key

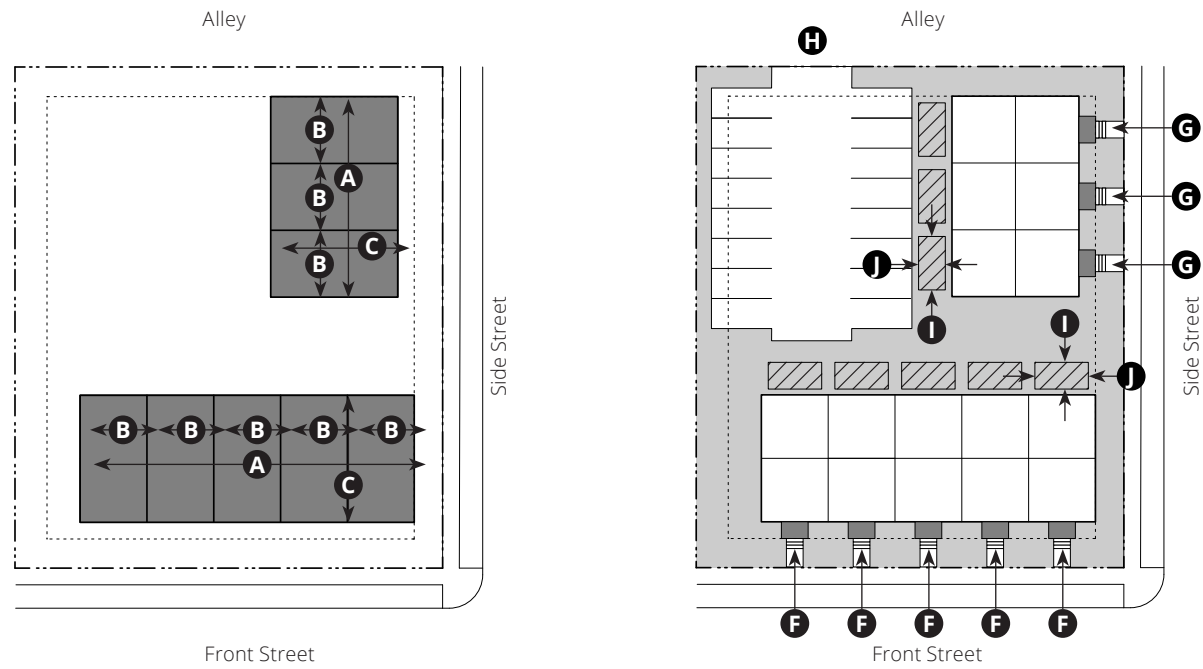
--- ROW / Lot Line  
 ..... Setback Line

▨ Private Open Space

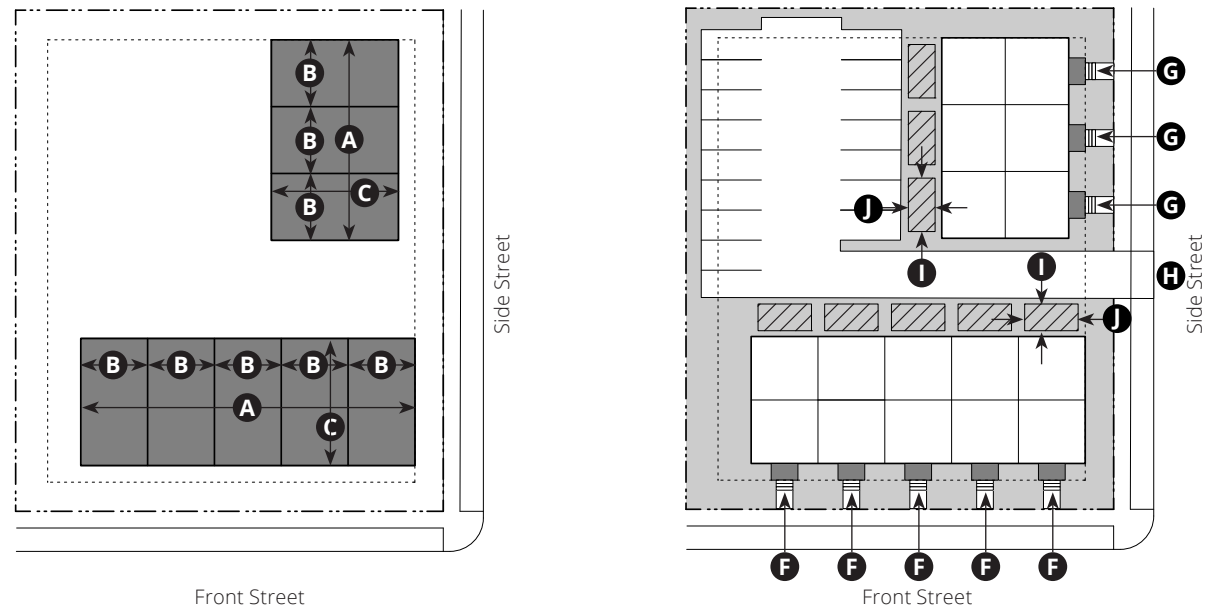
■ Building Frontage

■ Pervious Surface

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Private Open Space

**2. Number of Units**

	Suburban	Urban/Center
Units per Townhouse	1 max.	1 max.
Townhouses in a Run	3 min.; 5 max.	3 min.; 8 max.

One townhouse per run may consist of up to 3 stacked units.

**3. Building Size and Massing****Height**

Main Body	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	35' max.	45' max.
Height to Highest Eave	28' max.	35' max.

**Secondary Wing(s)**

Stories	0.5 stories less than primary building
---------	--

**Building Footprint**

Main Body	Suburban	Urban/Center
Maximum Width per Run	90' max.	160' max. <b>A</b>
Townhouse Width	18' min.; 30' max.	<b>B</b>
Townhouse Depth	40' max.	40' max. <b>C</b>

**Secondary Wing(s)**

Width	75% of main body width max. <b>D</b>
Depth	25' max. <b>E</b>

Sides and rear of a building may have a maximum of one secondary wing. Secondary wings may not be used to attach buildings or units.

**4. Allowed Frontage Types**

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G

**5. Pedestrian Access****Principal Pedestrian Entrance**

Interior Lot	Front Street	<b>F</b>
Corner Lot	Units facing a side street must enter from the side street.	<b>G</b>

Ground floor units shall have an individual entry facing a street.

**6. Vehicle Access and Parking****Access**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

**7. Private Open Space**

Width	8' min.	<b>I</b>
Depth	8' min.	<b>J</b>

Required front and side street setbacks shall not be included in the minimum private open space area calculation.

Driveways are not allowed within a required private open space.

Required private open space shall be located behind the main body of each building.



## 17.12.120.H House Court



*A House Court arranged around a common open space.*



*A modern style House Court with a usable green space.*



*A two-story House Court along a set of connected green spaces.*

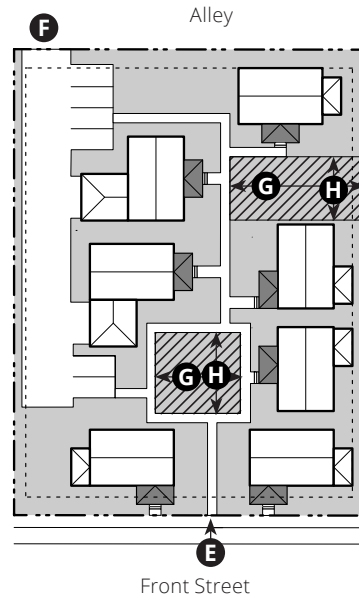
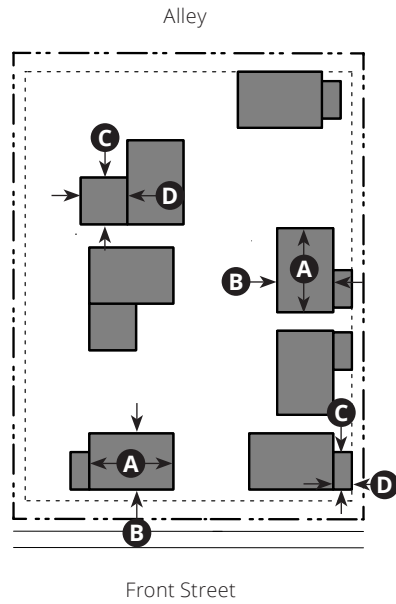
### 1. Description

A group of small, detached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

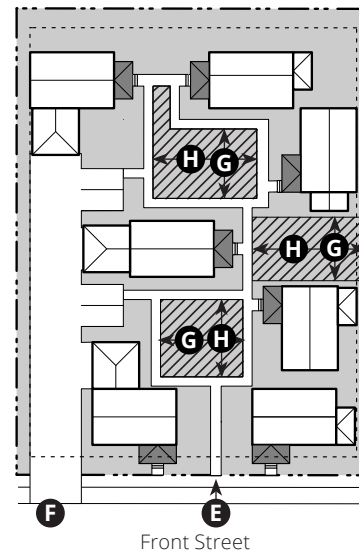
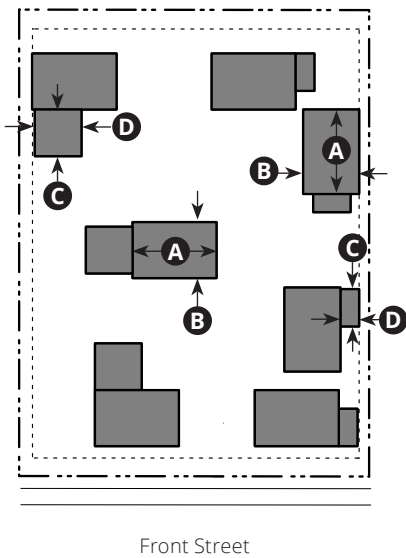
*General Note: Photos on this page are illustrative, not regulatory.*



## Lot(s) with Alley Access



## Lot(s) without Alley Access



Lettered standards in two pages.

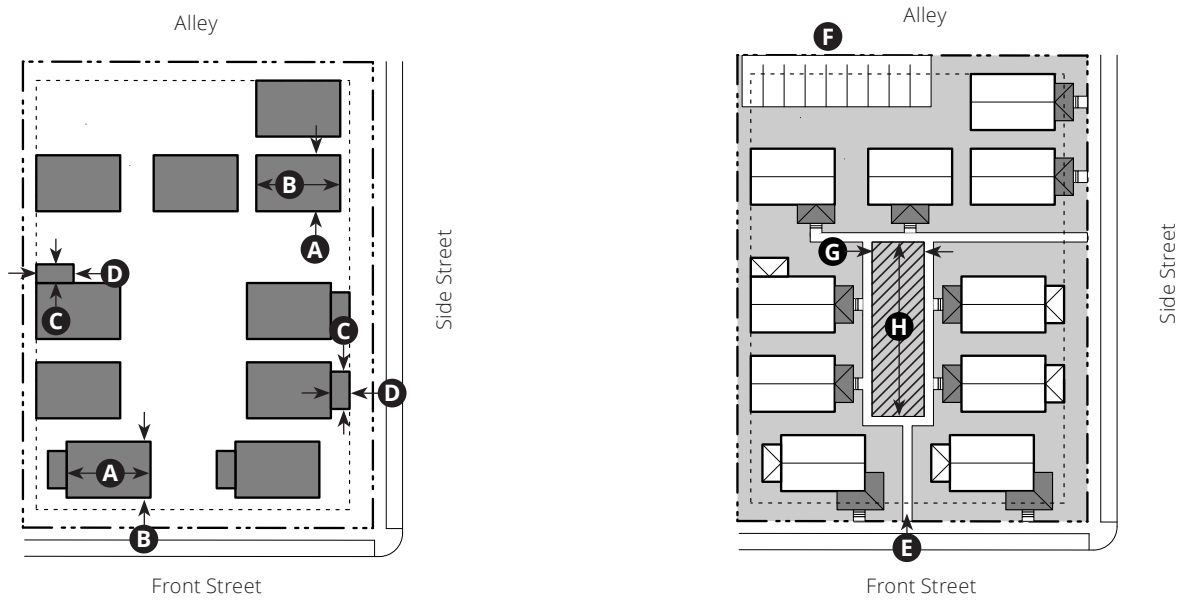
### Key

- ROW / Lot Line
- Setback Line
- Building

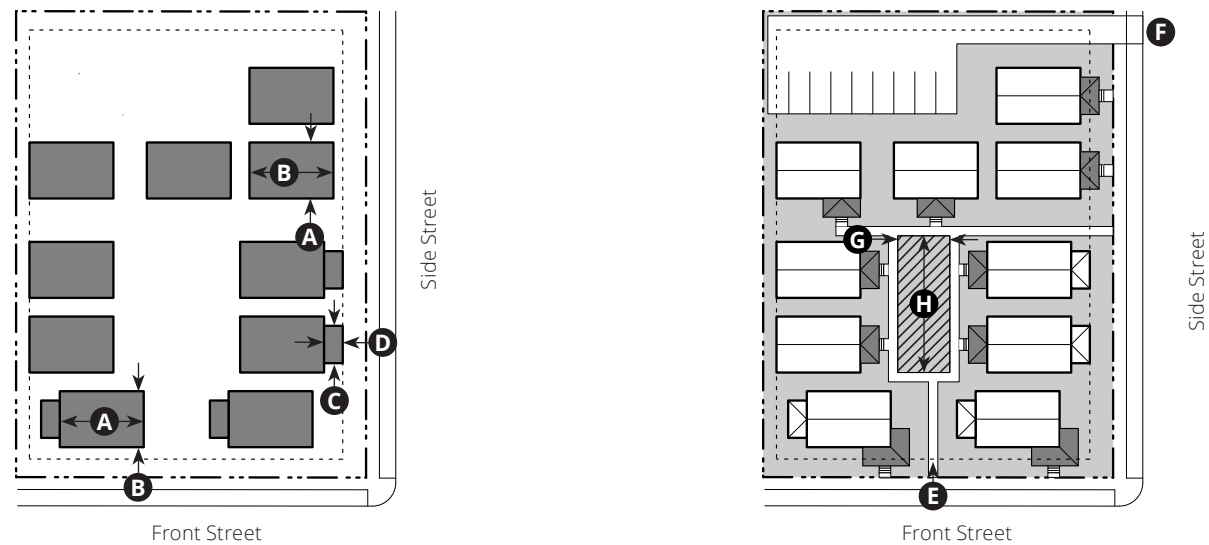
### Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Common Open Space

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Common Open Space

## 2. Number of Units

Units per Building	1 max.
Buildings per Lot	3 min.; 12 max.
Up to one building in the House Court may have 2 units.	

## 3. Building Size and Massing

### Height

Main Body	Suburban	Urban/Center
Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

### Secondary Wing(s)

Stories	0.5 stories less than primary building
---------	--

### Building Footprint

#### Main Body

Width	32' max.	<b>A</b>
Depth	24' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	25' max.	<b>D</b>

Each building may have a maximum of one secondary wing along the side or rear.

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.12.130.D</a>
Porch Engaged	<a href="#">17.12.130.E</a>
Dooryard	<a href="#">17.12.130.F</a>
Stoop	<a href="#">17.12.130.G</a>

## 5. Pedestrian Access

Common open space shall be accessible from front street. **E**

Units on corner or along a side street may enter from either the common open space or side street.

Units interior to the lot shall enter off the common open space or pedestrian passage.

Units with frontage on a street shall provide an entry from that street

Pedestrian passages shall link all buildings to the public ROW, common open space, and parking areas.

### Pedestrian Passage Width

For the first 30' from the front street 8' min.

After the first 30' in length 12' min.

Pedestrian passages shall include a 4' minimum width walkway to units and may include low landscaping and stormwater detention.

## 6. Vehicle Access and Parking

### Access

Maximum of 1 driveway curb cut every 75 feet of street frontage. **F**

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

Spaces may be individually accessible by the units and/or a common parking area located at the rear side of lot.

Shared driveways allowed per access easements.

## 7. Common Open Space

Width 20' min. **G**

Depth 50' min. **H**

All common open spaces provided shall meet the minimum required dimensions.

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

50 percent of common open space may be used for stormwater management.

*This page intentionally left blank*

## 17.12.120.I Townhouse Court



*A Townhouse Court along a set of connected green spaces.*



*Townhouse Court along a set of connected green spaces.*



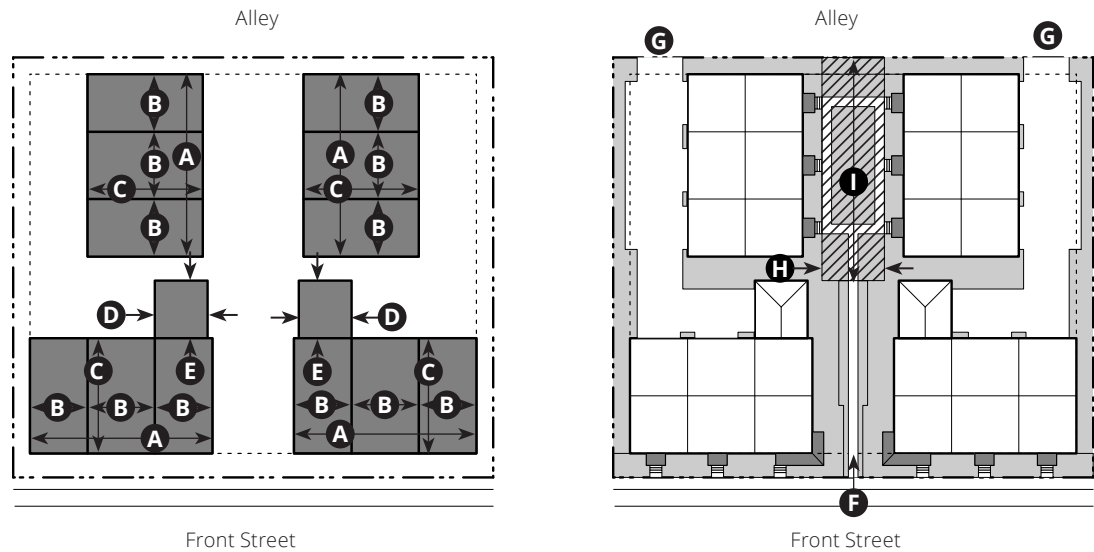
*Townhouse Court along a pedestrian passage.*

### 1. Description

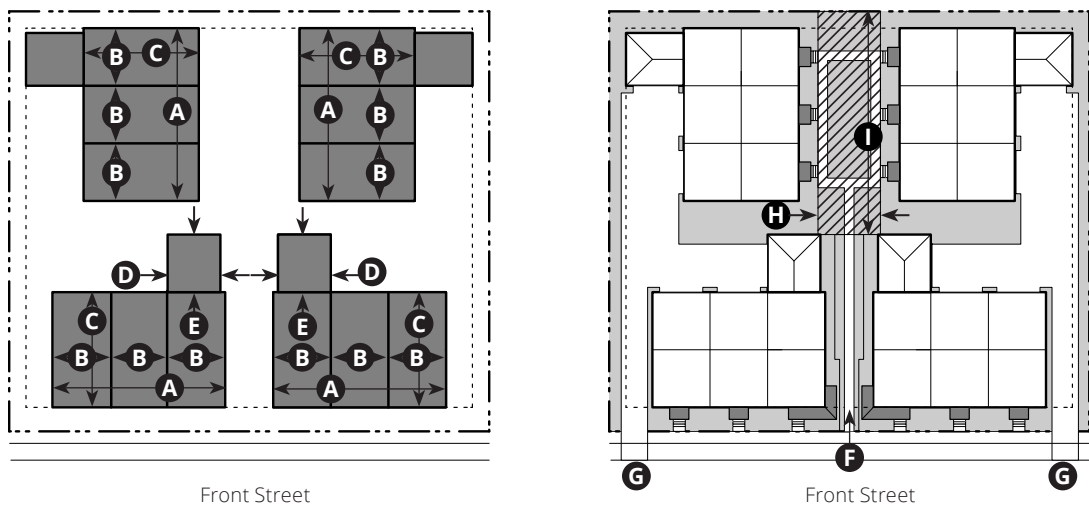
A group of attached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an important shared outdoor space. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space



## 2. Number of Units

Units per Townhouse	1 max.
Townhouses per Lot	3 min.; 12 max.
Townhouses in a Run	5 max.
Up to one building in a run may have three stacked units.	

## 3. Building Size and Massing

### Height

Main Body	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

### Secondary Wing(s)

Stories	0.5 stories less than primary building
---------	--

### Building Footprint

Main Body	Suburban	Urban/Center
Maximum Width per Run	80' max.	160' max. <b>A</b>
Townhouse Width	18' min.; 30' max.	<b>B</b>
Townhouse Depth	40' max.	40' max. <b>C</b>

### Secondary Wing(s)

Width	75% of main body width max. <b>D</b>
Depth	25' max. <b>E</b>

Sides and rear of a building may have a maximum of one secondary wing. Secondary wings may not be used to attach buildings or units.

## 4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

## 5. Pedestrian Access

Common Open Space shall be accessible from front street. **F**

Units at the front of the lot shall provide an entry from front street.

Units interior to the lot, shall enter off the common open space.

The principal pedestrian entrance into each unit shall not be through a garage.

Units on a corner may enter from the side street.

Pedestrian passages shall link all buildings to the public ROW, Common Open Space, and parking areas.

### Pedestrian Passage Width

For the first 30' in length	8' min. clear
After the first 30' in length	12' min. clear

Pedestrian passages shall include a 4' minimum width walkway to units and may include low landscaping and stormwater detention.

## 6. Vehicle Access and Parking

### Access **G**

Maximum of 1 driveway curb cut every 75 feet of street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	20' min. <b>H</b>
Depth	75' min. <b>I</b>

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

50 percent of common open space may be used for stormwater management.

*This page intentionally left blank*



## 17.12.120.J Plex House



*A Plex House uses a large projecting porch that all units may share.*



*A Plex House with a raised porch entry.*



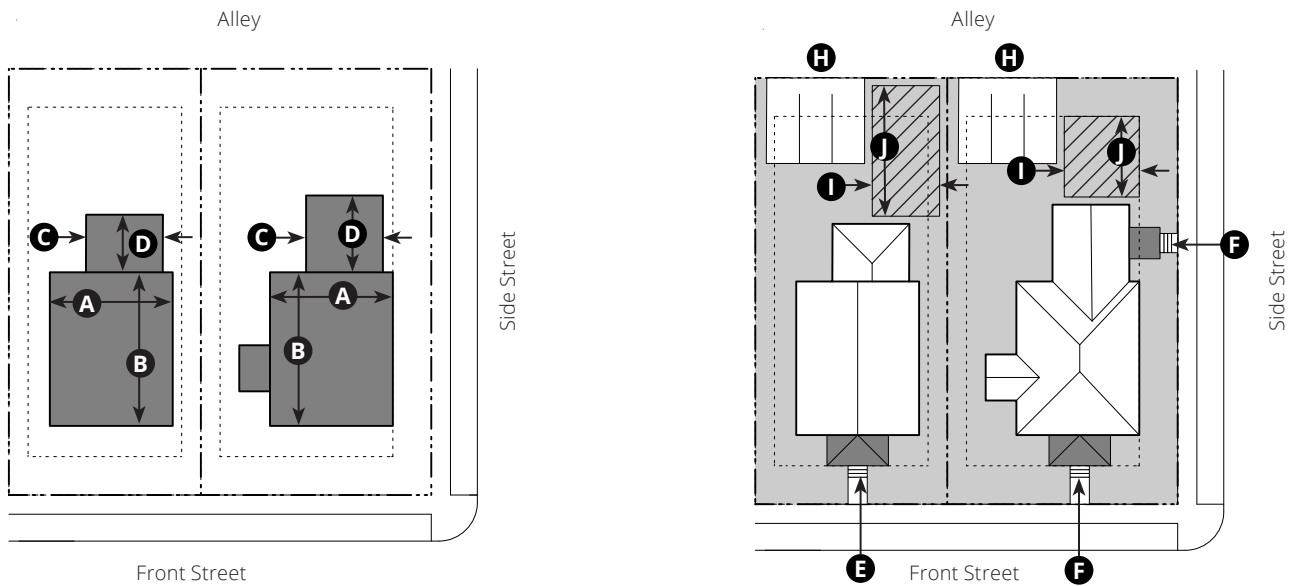
*A Plex House with single ground floor entrance.*

### 1. Description

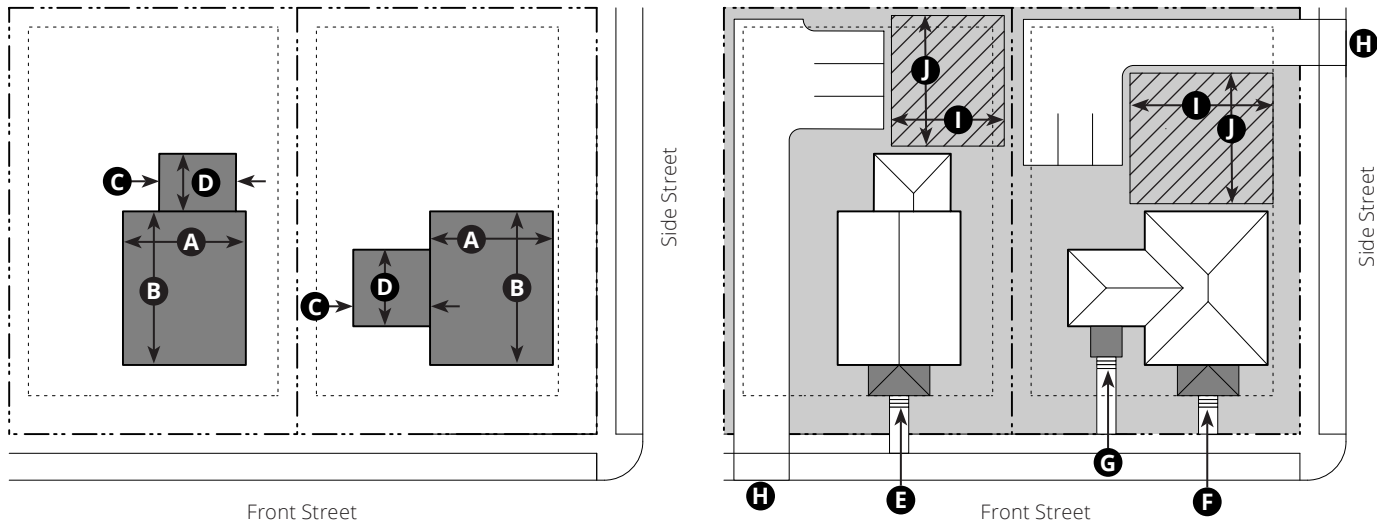
A medium-sized detached building that consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry at the front and/or individual entries along the front or side. This type has the appearance of a medium-sized single-family house in a single cohesive building form and is scaled to fit into low- to moderate-intensity neighborhoods.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

## 2. Number of Units

Units per Building	3 min.; 6 max.
Buildings per Lot	1 max.

## 3. Building Size and Massing

### Height

Main Body	Suburban	Urban/Center
Stories	2 stories max.	2.5 stories max.
Height to Highest Roof Line	30' max.	35' max.
Height to Highest Eave	24' max.	28' max.

### Secondary Wing(s)

Stories	0.5 stories less than primary building
---------	--

### Building Footprint

#### Main Body

Width	45' max.	45' max.	<b>A</b>
Depth	45' max.	55' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	30' max.	<b>D</b>

A building may have a maximum of one secondary wing on each of its sides and rear, or an additional 25' in depth.

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.12.130.D</a>
Porch Engaged	<a href="#">17.12.130.E</a>
Dooryard	<a href="#">17.12.130.F</a>
Stoop	<a href="#">17.12.130.G</a>
Terrace	<a href="#">17.12.130.H</a>

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

## 5. Pedestrian Access

### Principal Pedestrian Entrance

Interior Lot	Front Street	<b>E</b>
Corner Lot	Units on a corner may enter from the side street.	<b>F</b>

Each unit may have an individual entry.

**G**

## 6. Vehicle Access and Parking

### Access

**H**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	24' min.	<b>I</b>
Depth	12' min.	<b>J</b>

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

*This page intentionally left blank*



## 17.12.120.K Manor House



*A Manor House with ground floor entrances on the side.*



*A Manor House with individual ground floor entrances.*



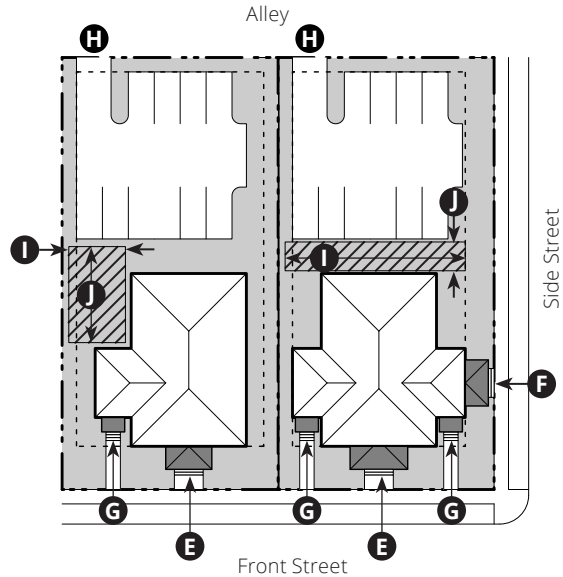
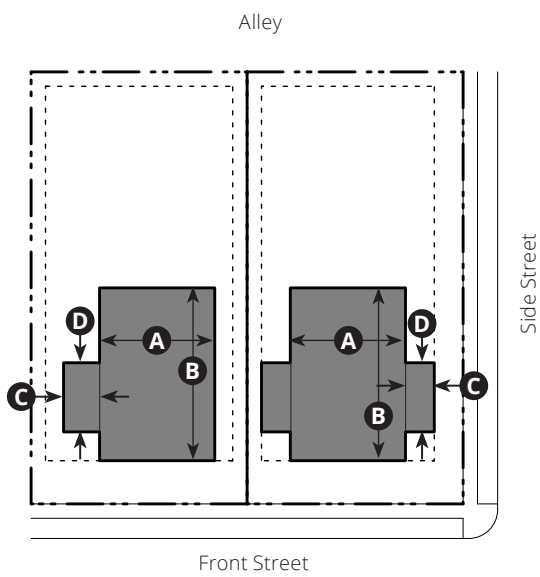
*A Manor House with four individual ground floor entrances.*

### 1. Description

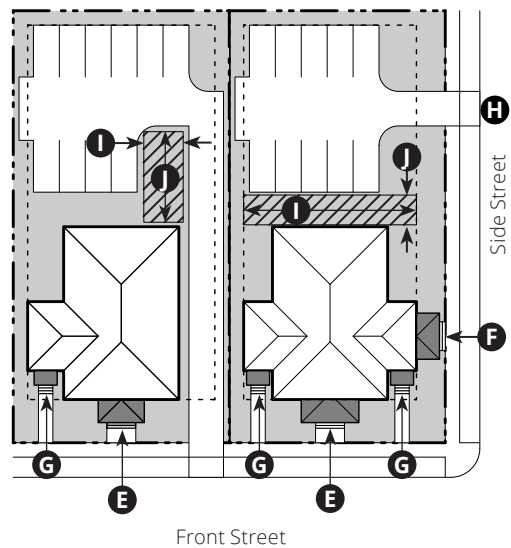
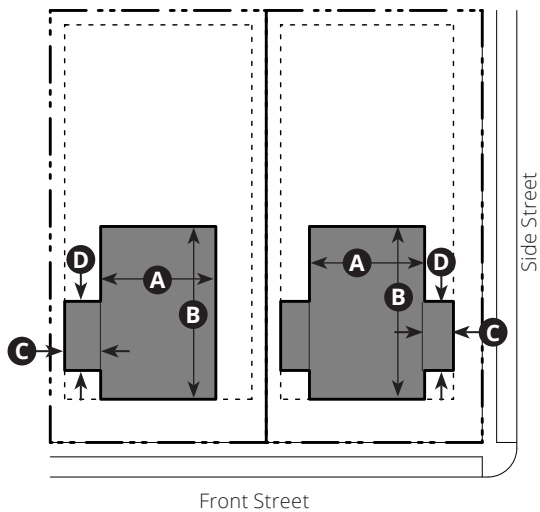
A medium-sized detached building that consists of 6 to 10 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type features a single cohesive building form and is scaled to fit within moderate-intensity neighborhoods or as a small portion of lower-intensity neighborhoods.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

## 2. Number of Units

Units per Building	6 min.; 10 max.
Buildings per Lot	1 max.

## 3. Building Size and Massing

### Height

Main Building	Suburban	Urban/Center
Stories	2.5 stories max.	3 stories max.
Height to Highest Roof Line	35' max.	40' max.
Height to Highest Eave	28' max.	35' max.

### Secondary Wing(s)

Stories	0.5 stories less than primary building
---------	--

### Building Footprint

#### Main Body

Width	48' max.	<b>A</b>
Depth	70' max.	<b>B</b>

#### Secondary Wing(s)

Width	20' max.	<b>C</b>
Depth	25' max.	<b>D</b>

Sides and rear of a building may have a maximum of one secondary wing each.

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.12.130.D</a>
Porch Engaged	<a href="#">17.12.130.E</a>
Dooryard	<a href="#">17.12.130.F</a>
Stoop	<a href="#">17.12.130.G</a>
Terrace	<a href="#">17.12.130.H</a>

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

## 5. Pedestrian Access

### Principal Pedestrian Entrance

Interior Lot	Front Street	<b>E</b>
Corner Lot	Units on a corner may enter from the side street.	<b>F</b>

Each unit may have an individual entry. **G**

## 6. Vehicle Access and Parking

### Access **H**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	24' min.	<b>I</b>
Depth	12' min.	<b>J</b>

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

*This page intentionally left blank*



## 17.12.120.L Multiplex



Three-story Multiplex with a single ground floor entrance.



Multiplex with a recessed stoop entry.



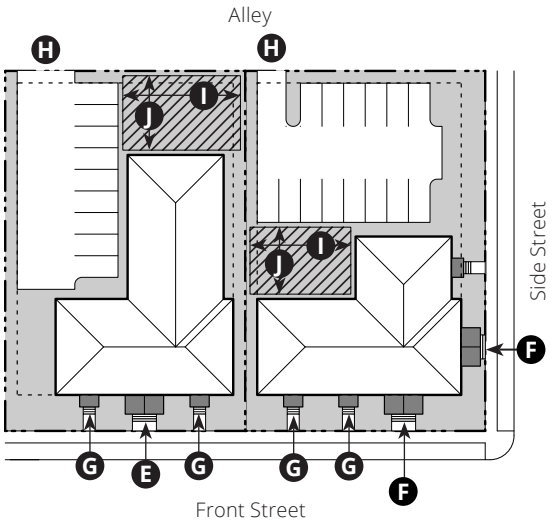
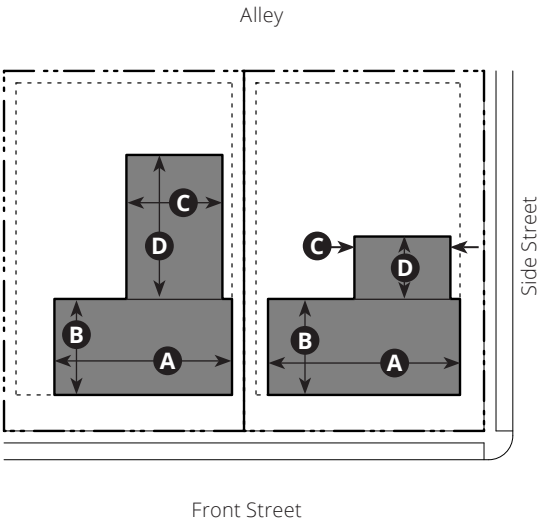
Three-story Multiplex with entries facing the front and side street.

### 1. Description

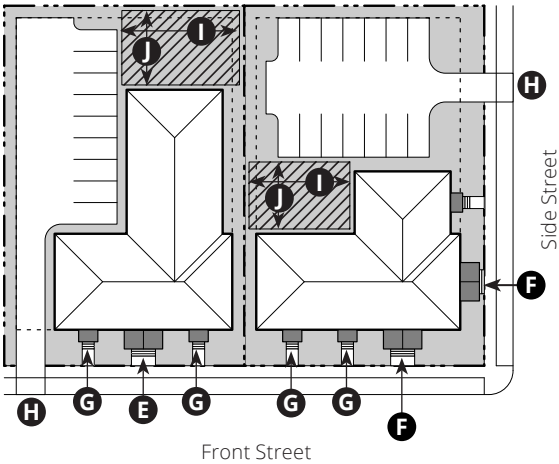
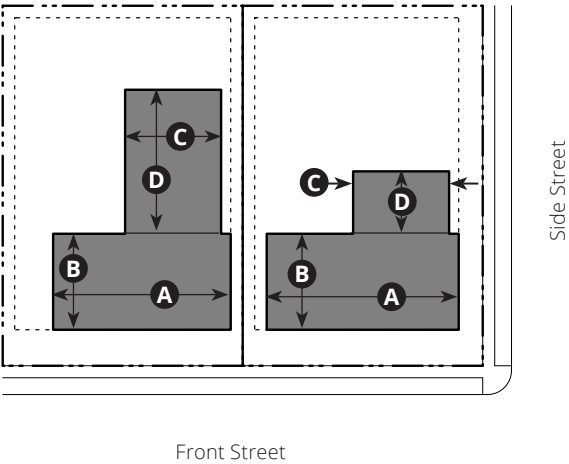
A large-sized detached building that consists of 10 to 20 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

## 2. Number of Units

	Suburban	Urban/Center
Units per Building	10 min.; 20 max.	10 mins; 25 max.
Buildings per Lot	1 max.	

## 3. Building Size and Massing

### Height

Main Building	Suburban	Urban/Center
Stories	3 stories max.	4 stories max.
Height to Highest Roof Line	45' max.	55' max.
Height to Highest Eave	35' max.	45' max.

### Secondary Wings

Stories	3 stories max.	4 stories max.
---------	----------------	----------------

### Upper Floor setback

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall setback a minimum of 10 feet from the facade below.

### Building Footprint A

Main Body	Suburban	Urban/Center <span style="float: right;">B</span>
Width	80' max.	120' max.
Depth	40' max.	40' max. <span style="float: right;">C</span>

### Secondary Wing(s) Footprint D

Width	40' max.
Depth	60' max.

Sides and rear of a building may have a maximum of one secondary wing each.

## 4. Allowed Frontage Types

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

## 5. Pedestrian Access

### Principal Pedestrian

#### Entrance

Interior Lot	Front Street <span style="float: right;">E</span>
Corner Lot	Units on a corner may enter from the side street. <span style="float: right;">F</span>

Each unit may have an individual entry. G

## 6. Vehicle Access and Parking

### Access H

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	24' min. <span style="float: right;">I</span>
Depth	12' min. <span style="float: right;">J</span>

Required front and side street setbacks shall not be included in the minimum common open space area calculation.

Driveways are not allowed within a required common open space.

Required common open space shall be located behind the main body of the building.

50 percent of common open space may be used for stormwater management.

*This page intentionally left blank*



## 17.12.120.M Low-rise Courtyard Flats



Three-story Courtyard Flats with individual ground floor entrances.



Three-story Courtyard Flats with individual ground floor entrances.



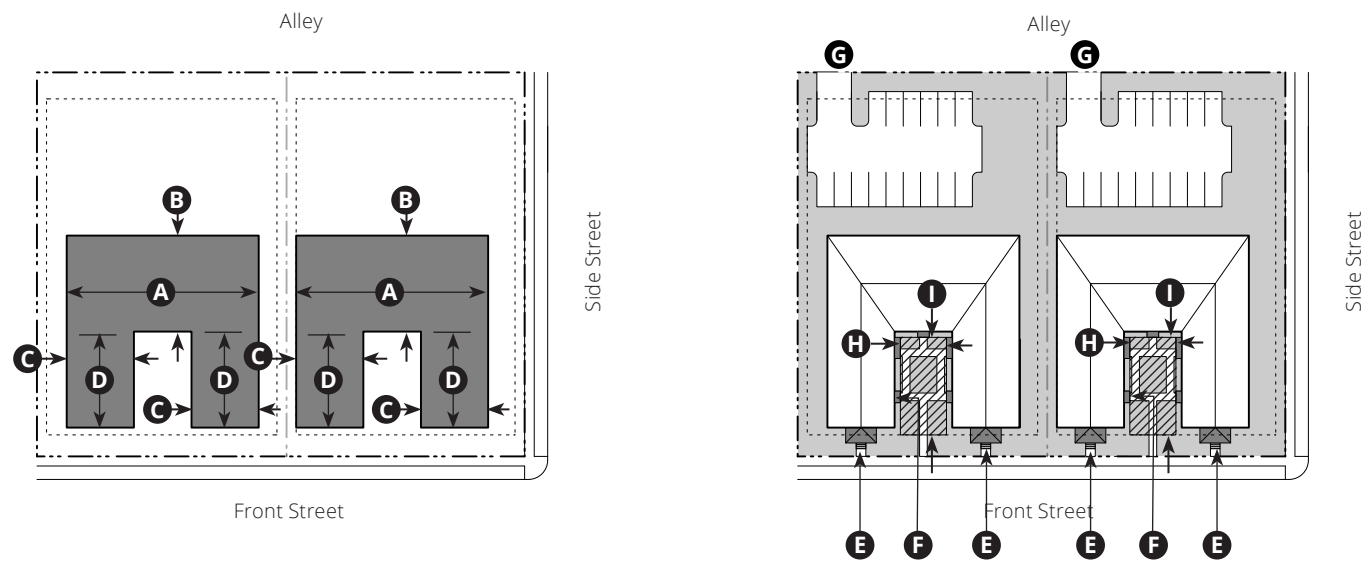
Three-story Courtyard Flats with Stoop frontages.

### 1. Description

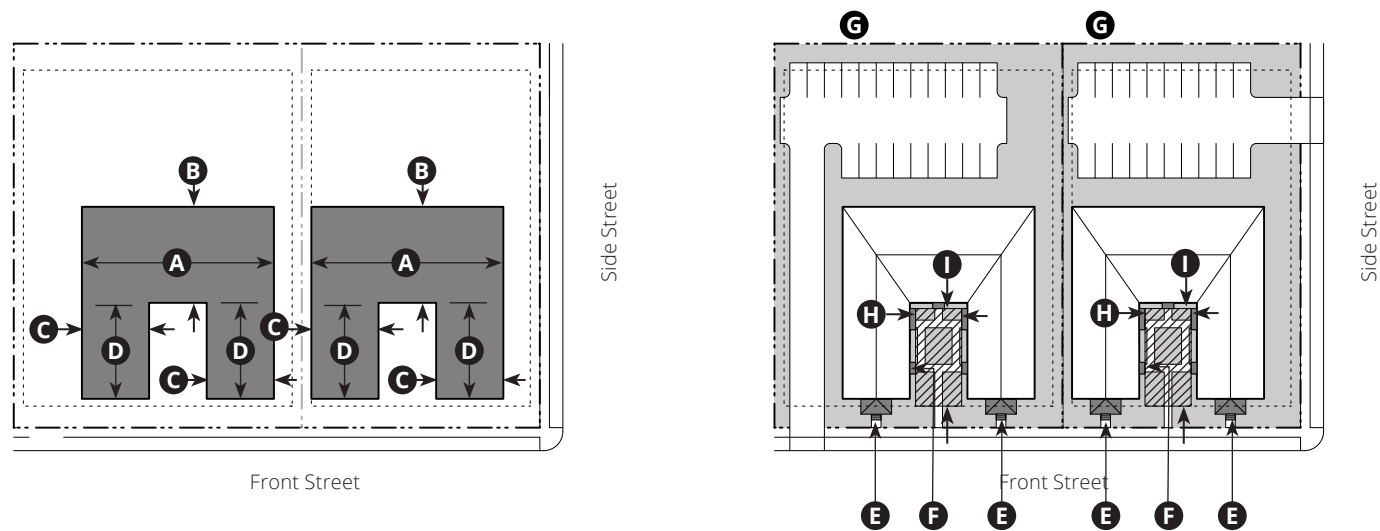
A building consists of 10 to 20 side-by-side and/or stacked units, accessed from one or more shared courtyards. The shared court is common open space and takes the place of a rear yard. Shared entries and/or individual entries are accessed off the court or front street. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.

General Note: Photos on this page are illustrative, not regulatory.

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- Common Open Space

**2. Number of Units**

	Suburban	Urban/Center
Units per Building	20 units max.	25 units max.
Buildings per Lot	1 max.	

**3. Building Size and Massing****Height: Outside UZO RL.1****Main Building and Secondary Wings**

Stories	2.5 stories max.
Height to Highest Roof Line	35' max.
Height to Highest Eave	28' max.

**Height: Inside UZO RL.2****Main Building and Secondary Wings**

Stories	3 stories max.
Height to Highest Roof Line	45' max.
Height to Highest Eave	35' max.

**Height: Inside UZO RL.3****Main Building and Secondary Wings**

Stories	4 stories max.
Height to Highest Roof Line	55' max.
Height to Highest Eave	45' max.

**Upper Floor Stepback**

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall stepback a minimum of 10 feet from the facade below.

**Building Footprint**

Main Body	Suburban	Urban/Center
Width	100' max.	120' max. <b>A</b>
Depth	40' max.	40' max. <b>B</b>

**Secondary Wing(s) Footprint**

Width	30' max.	30' max. <b>C</b>
Depth	85' max.	105' max. <b>D</b>

Front and rear of a building may have a maximum of two secondary wings each.

**4. Allowed Frontage Types**

Porch Projecting	17.12.130.D
Porch Engaged	17.12.130.E
Dooryard	17.12.130.F
Stoop	17.12.130.G
Terrace	17.12.130.H

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

**5. Pedestrian Access****Principal Pedestrian****Entrance**

Interior Lot	Front Street	<b>E</b>
Corner Lot	Units on a corner may enter from the side street.	

Each unit may have an individual entry. **F**

**6. Vehicle Access and Parking****Access**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

**7. Courtyard****Courtyard Width**

Buildings up to 2 stories	25' min.
Buildings more than 2 stories	35' min.

**Courtyard Depth**

Buildings up to 2 stories	50' min.
Buildings more than 2 stories	70' min.

For determining size of courtyard, building height shall be measured at the highest story along courtyard.

Courtyards shall open on a street or shall be connected to street with a pedestrian passage.

Street facing facades over 90 feet in length shall be broken down with at least one courtyard along the street.

Building shall define at least two walls of a courtyard.

Side(s) of courtyard not defined by building may be defined by a 2'-6" to 6' tall wall, hedge, or fence with entry gate/door, no greater than 36" in height.

Shared courtyard(s) may be used for stormwater management if designed as integral site element (rain garden or bioswale) and does not visually detract from the frontage of each building facing the courtyard.

*This page intentionally left blank*



## 17.12.120.N Low-rise Flats



*Low-rise Flats with an active ground-floor building frontage.*



*Low-rise Flats on a street corner.*



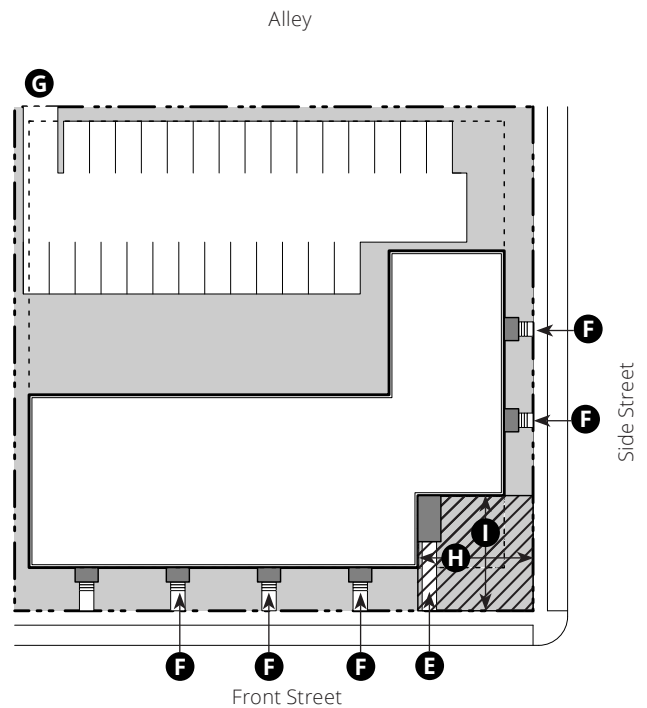
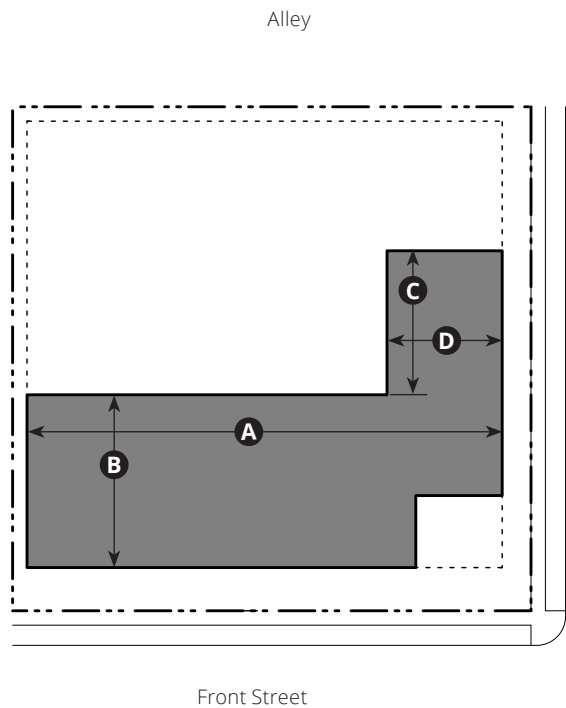
*Low-rise Flats on a street corner.*

### 1. Description

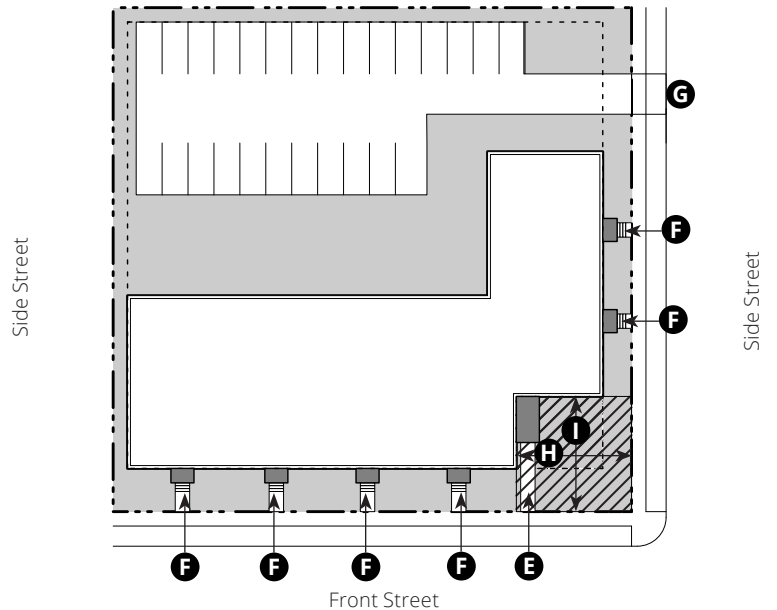
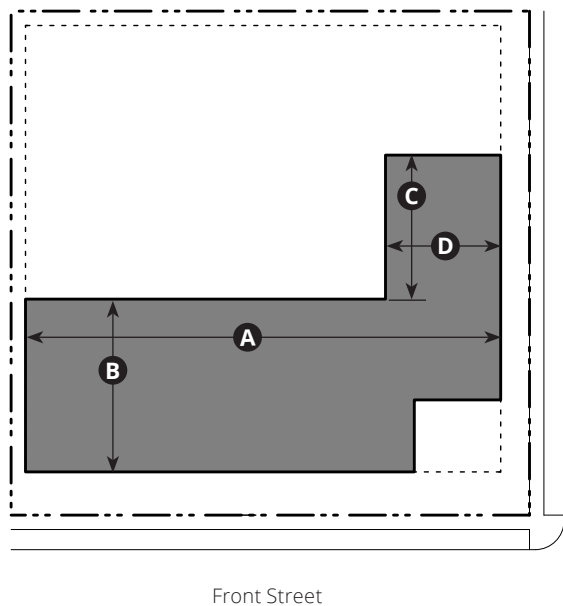
A large-sized large-scale building. May be attached or detached from adjacent buildings. This type is intended to provide residential uses, or a vertical mix of uses with ground-floor retail, office or service uses and upper-floor residential uses. This type is typically used to transition between moderate-intensity neighborhoods to corridors, or along corridors and in centers.

*General Note: Photos on this page are illustrative, not regulatory.*

Lot(s) with Alley Access



Lot(s) without Alley Access



Lettered standards on next page.

Key

- ROW / Lot Line
- Setback Line
- Building

Key

- ROW / Lot Line
- Setback Line
- Building Frontage
- Pervious Surface
- ▨ Common Open Space

## 2. Number of Units

Units per Building	Urban/Center
Number of Units	40 max.
Buildings per Lot	1 max.

## 3. Building Size and Massing

### Height

Main Building and Secondary Wings	Urban/Center
Stories	4 stories max.
Height to Highest Roof Line	55' max.
Height to Highest Eave	45' max.

### Upper Floor Stepback

Applicable to parcels that share a side and/or rear property line with R and RS zoned land. Fourth floor within 30 feet of the shared side or rear property line shall stepback a minimum of 10 feet from the facade below.

### Building Footprint

Main Body	Urban/Center
Width	180' max. <b>A</b>
Depth	60' max. <b>B</b>

### Secondary Wing(s) Footprint

Width	60' max. <b>C</b>
Depth	60' max. <b>D</b>

Rear of a building may have a maximum of one secondary wing.

## 4. Allowed Frontage Types

Porch Projecting	<a href="#">17.12.130.D</a>
Porch Engaged	<a href="#">17.12.130.E</a>
Dooryard	<a href="#">17.12.130.F</a>
Stoop	<a href="#">17.12.130.G</a>
Terrace	<a href="#">17.12.130.H</a>

Terrace frontage only allowed when used to access multiple unit entrances on sloped sites.

## 5. Pedestrian Access

Principal Pedestrian Entrance	<b>E</b>
Interior Lot	Front Street
Corner Lot	Units on a corner may enter from the side street.

Each unit may have an individual entry. **F**

## 6. Vehicle Access and Parking

### Access **G**

Maximum of 1 driveway curb cut along street frontage.

If alley is present, parking shall only be accessed from alley.

If side street is present but no alley, parking shall be accessed only from side street.

## 7. Common Open Space

Width	30' min. <b>H</b>
Depth	30' min. <b>I</b>

Common open space may be located in front of the building main body so long as it is fronted by the principal pedestrian entrance.

Front, side street, and side setbacks may be included in common open space when the entire open space is treated as one contiguous entrance plaza.

Driveways are not allowed within a required common open space.

AMENDMENT NO. \_\_\_\_

TO

RESOLUTION NO. RS2025-1543

Madam President – I hereby move to amend Resolution No. RS2025-1543 as follows:

I. By amending Section 1 as follows:

Section 1. The Metropolitan Government of Nashville and Davidson County is authorized to abandon one fire hydrant assembly, and to accept approximately 108 linear feet of new six-inch water main (DIP), approximately 110 linear feet of new eight-inch sanitary sewer main (SDR 35), one fire hydrant assembly and two sanitary sewer manholes, for property located at 1245 Kenmore Place, as shown on Exhibit 1, which is attached hereto and incorporated by reference.

SPONSORED BY:

---

Emily Benedict  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-995

Madam President –

I hereby move to amend Ordinance No. BL2025-995 as follows:

I. By amending Section 1 as follows:

B. Natural landscaping may be allowed if an intentional design for vegetative growth is on file with and approved by both the metropolitan beautification commission horticulturalist and the Nashville Department of Transportation and Multimodal Infrastructure's chief traffic engineer or his/her designee. provided there is a minimum three foot setback from the front property line and from any adjacent residential property line, and subject to Section 13.12.190. All government-owned greenways, parks, recreation areas, and the facilities or grounds of any department of the metropolitan government shall be exempt from the provisions of this section.

II. By amending Section 2 as follows:

C. Subject to Section 13.12.190, natural landscaping may be allowed if an intentional design for vegetative growth is on file with and approved by both the metropolitan beautification commission horticulturalist and the Nashville Department of Transportation and Multimodal Infrastructure's chief traffic engineer or his/her designee.

III. By amending Section 3 as follows:

E. High Weeds. All premises and exterior property shall be maintained free from weeds in excess of twelve inches so as not to endanger the health, safety, and welfare of the citizens of the metropolitan government. "Weeds" shall be defined as all grasses, annual plants, and vegetation that grow without reasonable intent or purpose to cultivate, harvest, or use for human consumption, or are not otherwise trimmed or controlled. "Weeds" does not include ornamental grasses, trees, trimmed shrubs, or cultivated flowers and gardens. Subject to Section 13.12.190, natural landscaping may be allowed if an intentional design for vegetative growth is on file with and approved by both the metropolitan beautification commission horticulturalist and the Nashville Department of Transportation and Multimodal Infrastructure's chief traffic engineer or his/her designee. All government-owned greenways, parks, recreation areas, and the facilities or grounds of any department of the metropolitan government shall be exempt from the provisions of this section.

SPONSORED BY:

---

Olivia Hill  
Member of Council



AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-1047

Madam President –

I hereby move to amend Ordinance No. BL2025-1047 by amending Section 1 to insert a new Section 9.20.020 Subsection A(6) as follows and renumbering subsequent subsections:

6. Prohibitions contained in this section shall not be applicable to emergency or public safety vehicles, vehicles owned and operated by the metropolitan government or any utility company, or any motor vehicle used in an authorized public activity for which a permit has been granted by the appropriate agency of the metropolitan government or is otherwise authorized by law or contract with the metropolitan government.

SPONSORED BY:

---

Jacob Kupin  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-1048

Madam President –

I hereby move to amend Ordinance No. BL2025-1048 by amending Section 2 as follows:

Section 2. That Section 16.24.330 of the Metropolitan Code of Laws is hereby amended by adding new subsection T. as follows:

T. Fences

1. Electric fences are permitted only if compliant with the following requirements:

a. In AG, AR2a, RS80, RS40, RS30, RS20, R80, R40, R30, and R20 zoning districts, electric fences are permitted if the property satisfies all of the requirements of Section 17.16.330.B ~~17.16.330B.~~ of the metropolitan zoning code regarding the keeping of domestic animals/wildlife on the property and all necessary permits have been issued; or

b. In all non-residential zoning districts, the construction and use of electric fences are permitted, subject to the following standards:

(i.). Electrification:

(a). The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However the solar panel may be augmented by a commercial trickle charger.

(b). The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electro technical Commission (IEC) Standard No. 60335-2-76 (as attached to BL2017-688).

(ii.) Perimeter fence or wall: No electric fence shall be installed or used unless completely surrounded by a non-electrical fence or wall not less than six feet in height.

(iii.) Location: Electric fences shall be permitted on any non-residential outdoor storage areas.

(iv.) Height: Electric fences shall not exceed the maximum height permitted by Title 17 of the Metro Code of Laws.

(v.) Warning signs: Electric fences shall be clearly identified with warning signs that read: "Warning-Electric Fence" at intervals of not less than thirty linear feet.

(vi.) Accessibility: A Knox Box or similar device used to hold access keys for fire departments, police departments and emergency medical services shall be installed for purposes of minimizing damage and to allow access to the enclosed area. Installation may be subject to the oversight and direction of the Nashville Fire Department.

2. In all zoning districts, no fence otherwise permitted under this code shall be erected with barbs or sharp projections on top of such fence, unless it is five feet or more from a property line or more than seven feet above grade and projecting inward, provided that the following two exceptions shall apply:

a. In all residential zoning districts, barbed wire and razor wire fencing shall be prohibited unless the property satisfies all of the requirements of Section 17.16.330 of the metropolitan zoning code regarding the keeping of domestic animals/wildlife on the property and all necessary permits have been issued.

b. In non-residential zoning districts, the use of barbed or razor wire below seven feet on a fence along any property line is prohibited, unless erected to contain animals under the conditions set forth in subsection T.2.a B.4. above. If a fence is erected along any sidewalk in the urban services district, no more than a single strand of barbed wire may be placed on the top of the fence over seven feet high.

c. Within the Urban Zoning Overlay District (UZO), barbed wire and razor wire fencing shall be prohibited along arterial and collector roadways as defined by the adopted Major & Collector Street Plan; provided, that this section shall not be construed to prevent anyone from stretching a single strand of barbed wire on the top of any fence over seven feet high to prevent anyone from climbing over the same.

d. Within the Urban Services District, barbed wire and razor wire fencing along sidewalks shall be further regulated by Metropolitan Code Section 13.32.120.

3. Except as otherwise provided in the metropolitan zoning code, fences shall be constructed using only the following materials:

a. Woven wire or chain link;

b. Wrought iron;

c. Wood, vinyl, steel, or aluminum slats of no more than one inch by six inches in width hung vertically, horizontally, or diagonally between steel, wood, or vinyl posts no further than ten feet apart;

d. Masonry consisting of brick, concrete block, split-face block, dry-stack stones, or stones and mortar;

e. Plastic or other synthetic material treated in a manner to maintain the fence in good structural condition and with an appearance that is aesthetically compatible with the type of fence it represents;

f. Decorative-type split rail or dry-stack stone may be used for decorative fences.

4. Metal fences shall consist of materials manufactured and/or treated in a manner to prevent rust or corrosion. Wood fences shall be painted, stained or preserved in a manner to maintain the fence in good structural condition. All fences shall be maintained in a manner to preserve the structural integrity and appearance of the fence, including, but not limited to, the replacement of broken boards or sections and preventing paint from peeling.

5. The provisions of subsections T.3 and T.4 C. and D. of this section shall not apply to temporary construction fencing, temporary tree protection fencing, temporary festival fencing, fencing around a place of incarceration, or to any fence located on property in the AR, AG, R80 or RS80 zoning districts as designated on the official zoning map of the metropolitan government.

6. Fences shall be constructed in such a manner so that all fence cross beams and cross bracing shall face the interior of the property, and shall not be oriented toward the street or an adjacent property.

SPONSORED BY:

---

Erin Evans  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-1052

Madam President,

I move to amend Ordinance No. BL2025-1052 to replace the existing exhibit with the exhibit attached herein.

Sponsored by:

---

Kyonzté Toombs  
Member of Council

ORDINANCE NO. \_\_\_\_\_

An ordinance authorizing the abandonment of unnamed right-of-way and utility easements off West Trinity Lane. (Proposal Number 2025M-005AB-001).

WHEREAS, Catalyst Design Group ("Applicant") has requested that portion of unnamed right-of-way from West Trinity Lane to a point 50 feet northwest from the northwest point of parcel 07007006400, and all utility easements, be conditionally abandoned; and,

WHEREAS, all the abutting property owners that would be affected by the abandonment of said right-of-way have consented; and,

WHEREAS, upon abandonment of unnamed right-of-way, there will be dedication of right-of-way for proposed new streets; and

WHEREAS, the right-of-way proposed for abandonment is of no further use for Metropolitan Government of Nashville and Davidson County purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Abandonment of unnamed right-of-way, from West Trinity Lane to a point 50 feet northwest from the northwest point of parcel 07007006400, as depicted on the maps attached to this ordinance, is hereby approved subject to the following condition:

- a. The road right-of-way for new streets is dedicated by plat per 2019SP-072-001.

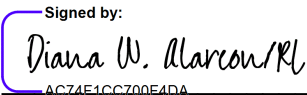
Section 2. That the Director of NDOT be and hereby is authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on the Geographic Information Systems (GIS) Street and Alley Centerline Layer for the Metropolitan Government of Nashville and Davidson County, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Amendments to this legislation may be approved by resolution.

Section 4. This ordinance shall take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.



RECOMMENDED BY:

Signed by:  
  
AC74E1CC700E4DA...  
Diana W. Alarcon, Director  
Nashville Department of Transportation  
and Multimodal Infrastructure

INTRODUCED BY:

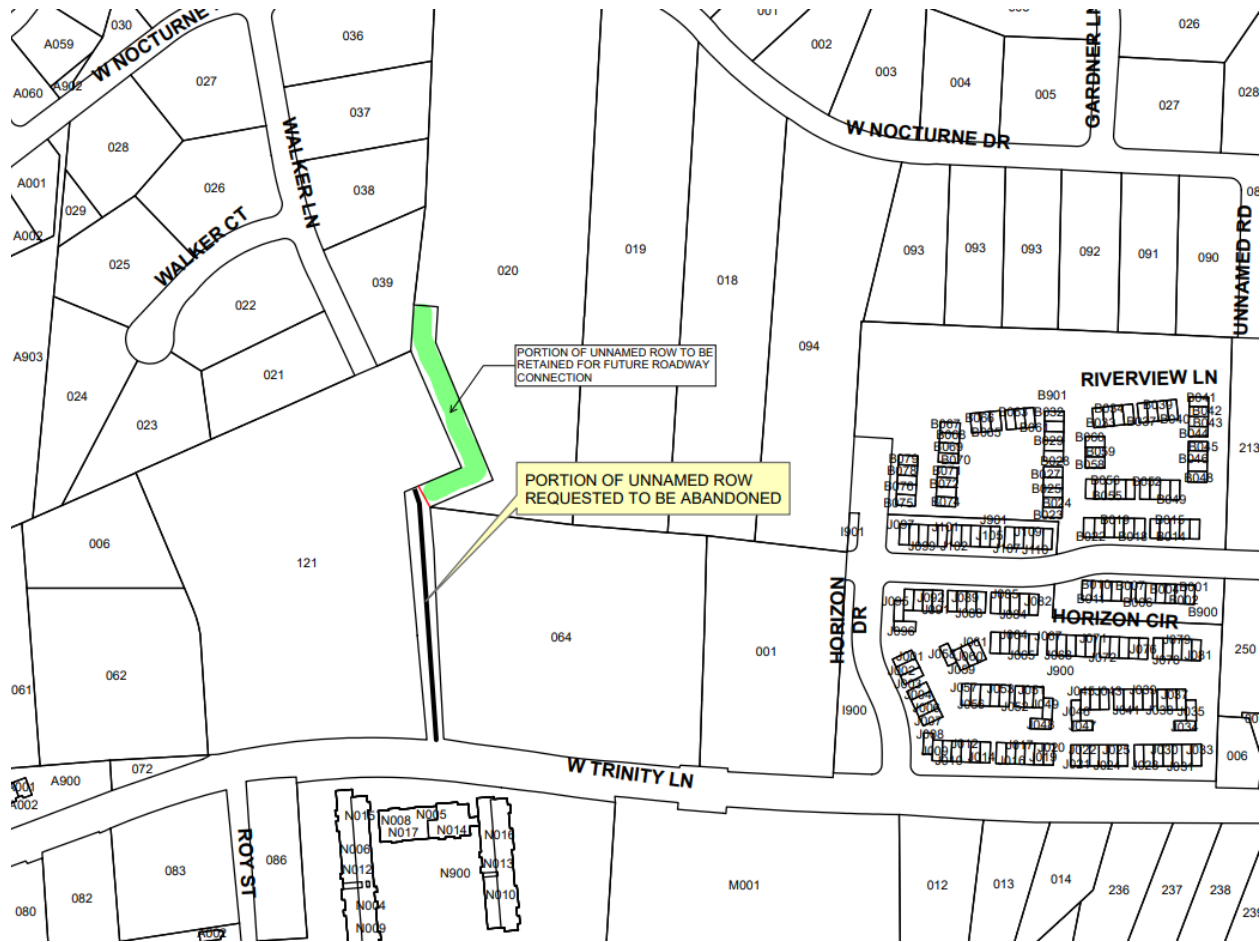
\_\_\_\_\_  
  
\_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

  
D4F54A5815BD454...  
Assistant Metropolitan Attorney

\_\_\_\_\_  
Member(s) of Council

Proposal: 2025M-005AB-001  
Map 70-7  
Council District 2



Nashville Department of Transportation & Multimodal Infrastructure  
750 South 5<sup>th</sup> Street ♦ Nashville, TN 37206 ♦ (615) 862-8750 ♦ [www.nashville.gov/pw](http://www.nashville.gov/pw)

**Mandatory Referral Application: PERMANENT *Street / Alley Closure***

\*\*\* Before filing this application, please review checklist on the back of this application. \*\*\*

Mandatory Referral Project No. \_\_\_\_\_  
(Metro Planning staff assigns project #)

Date Submitted: \_\_\_\_\_

**Closure Type:**

☒ Street  
☐ Alley

**Easements:**

☐ Retain utilities  
☒ Abandon utilities & relocate at applicant's expense

**STREET / ALLEY LOCATION:** Street Name(s) / Alley Number(s) Unnamed Public ROW.

Street / Alley Located Between? Approximately 0.18 miles west of Horizon Drive along W Trinity Lane

**Reason for Closure:**

This portion of unnamed R.O.W no longer serves Metro, and is not part of the MCSP network. The north/south connecting roadway infrastructure in this area is proposed to be installed by adjacent developments.

**Applicant:** All correspondence will be mailed to the applicant.

☐ Architect ☒ Engineer ☐ Property Owner ☐ Other:

Name: Andrew Wolthers

Business: Catalyst Design Group

Address: \_\_\_\_\_

City: Nashville State: TN Zip: 37209

Phone: 615-622-7200

Fax: \_\_\_\_\_  
business home business mobile

E-mail: awolthers@catalyst-dg.com

Applicant's Signature: \_\_\_\_\_

**\-Filing Fee (All application fees are non-refundable)**

Street / Alley Closure \$300.00

Amount paid: \$ 300

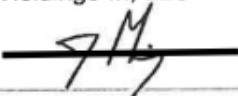
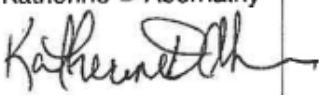
Accepted by: S CAIN

Date: 6-11-2025

# SIGNATURE(S)

(copy this sheet if needed for additional signatures)


As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

<u>Printed Name &amp; Signature (required)</u>	<u>Address</u>	<u>Phone #</u>	<u>Map</u>	<u>Parcel</u>
<del>Cove Residential Holdings III, LLC</del> 	<del>869 W Trinity Lane Nashville, TN 37207</del>		<del>07-07</del>	<del>63</del>
Katherine D Abernathy 	865 W Trinity Lane		070-07	64

SIGNATURE(S)

(copy this sheet if needed for additional signatures)

As the owner(s) of property, I/we agree to the submission of this mandatory referral application to the Nashville Department of Transportation for a street and/or alley closure. We live adjacent to this street/alley and/or we consider ourselves an affected property owner.

<div><div></div><div>Printed Name &amp; Signature (required)</div></div>	<u>Address</u>	<u>Phone #</u>	<u>Map</u>	<u>Parcel</u>
MDHA (PILOT LEASE) ECG Trinity Flats, LP C. Hunter Nelson 	0 W Trinity Lane (Formerly 869 W. Trinity Lane) Nashville, TN 37207		070-07	121
Katherine D Abernathy	865 W Trinity Lane		070-07	64

I, C. Hunter Nelson hereby attest that I have the  
authority to sign on behalf of the entity below and as such am  
authorized to sign on its behalf regarding authorization of the  
abandonment of right of way

located between Parcel 07007012100  
and 07007006400

Legal Name of Business Entity: ECG Trinity Flats, LP

Business Entity registered in Davidson  
County, TN.

Printed Name of Person Authorized to sign

C. Hunter Nelson

I have read the foregoing Affidavit and it is true and correct.



Signature 

Print Name C. Hunter Nelson

Signature Date 6/30/25



- Affidavit must be notarized to be accepted.

*Margaret Rolfe*  
commission expires - 11/8/28



AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-862

Madam President,

I move to amend Ordinance No. BL2025-862 to modify Section 3 as follows:

Section 3. Be it further enacted, that the uses of this SP shall be limited to a maximum of 17 multi-family residential units. The Short Term Rental Property (STRP) owner-occupied and not owner-occupied use shall be prohibited. The Short Term Rental Property (STRP) owner occupied use shall be allowed as permitted by the RM20-A zoning district.

Sponsored by:

---

Kyonzté Toombs  
Member of Council