

SUBSTITUTE ORDINANCE NO. BL2022-1271

An Ordinance amending Section ~~17.20.030~~17.20.060 of the Metropolitan Code, Zoning Regulations to establish a minimum depth for residential garages (Proposal No. 2022Z-008TX-001).

WHEREAS, many new homes being built in Davidson County are being built with garages that are either not deep enough or wide enough for a car to adequately park in due to access stairs to the house or other appurtenances being built within the supposed parking area; and

WHEREAS, the purpose of this legislation is to require home builders to keep an adequate clear floor area within the garages they build to allow for home owners to park their cars within their garage.

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

Section 1. That ~~17.20.030~~17.20.060 of the Metropolitan Code is hereby amended by ~~creating a new subsection I as follows~~ deleting subsection D and replacing it with the following:

~~I. Residential Garages. For single-family and two-family residential uses, all garages shall have an interior clear floor area with a minimum depth of 23 feet as measured from the vehicular entry of the garage to the opposite parallel wall. Side-by-side two-car garages shall have an interior clear floor area with a minimum width of 20 feet and a minimum depth of 23 feet.~~

D. Residential Parking. The following standards shall apply to all single-family and two-family parking spaces.

1. Required parking spaces shall be a minimum of eight feet wide and twenty feet long.
2. Required parking spaces may be placed end to end.
3. Outside of the urban zoning overlay district, all garages shall have an interior clear floor area with a minimum depth of 23 feet as measured from the vehicular entry of the garage to the opposite parallel wall.
4. Outside of the urban zoning overlay district, side-by-side two car garages shall have an interior clear floor area with a minimum width of 20 feet and a minimum depth of 23 feet.
5. Garage doors opening toward a public street shall be a minimum of twenty feet from the property line.
6. Within the urban zoning overlay district, no off-street parking area or loading area shall be located within any required street setback area, unless it is located on a driveway in accordance with Section 17.20.060G.

Section 2. 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 3. 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.

INTRODUCED BY:

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Joy Styles  
Member of Council