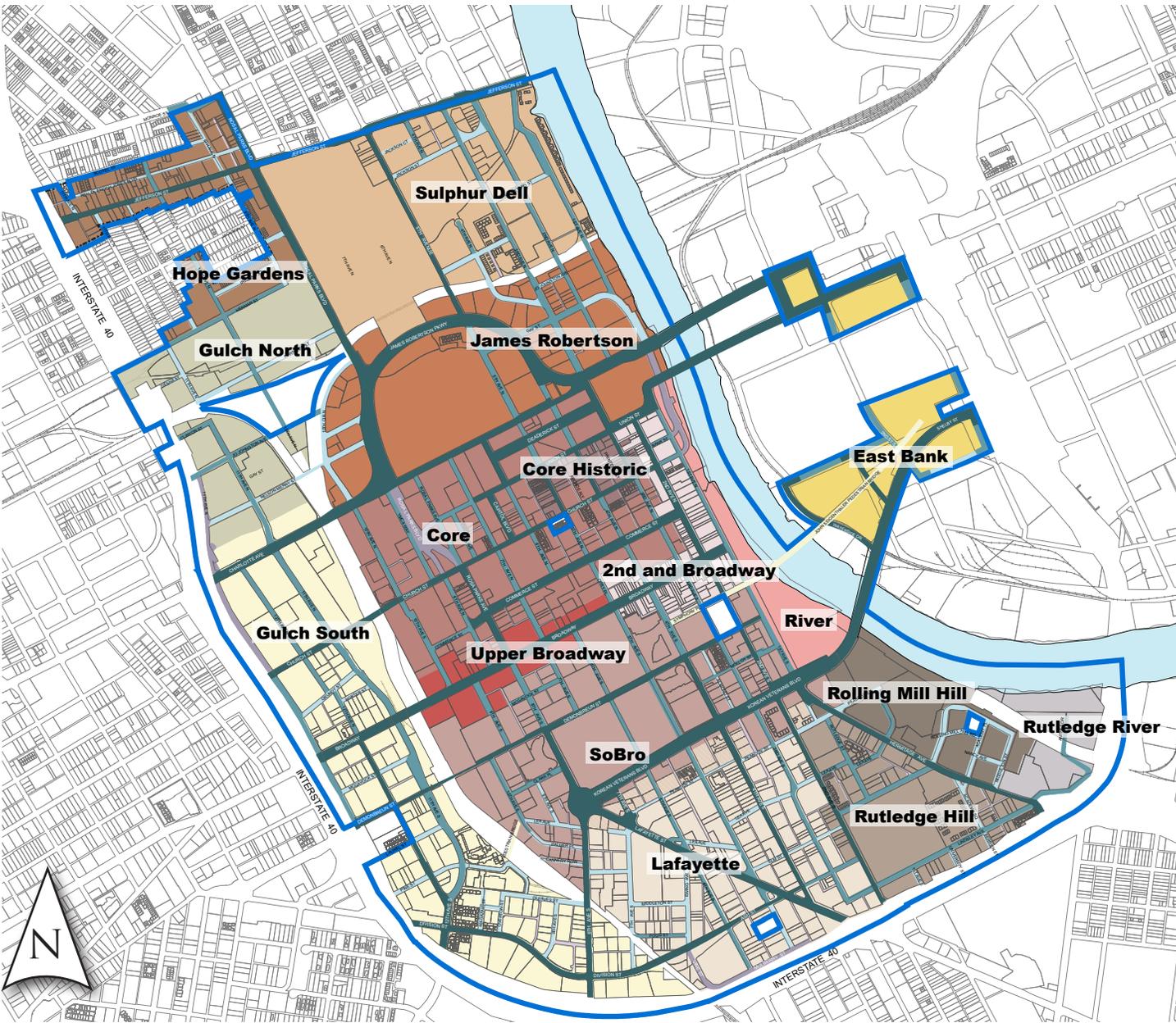


Section I: Introduction

DTC Regulating Plan: Subdistrict Boundaries



 James Robertson Subdistrict - page 18	 Upper Broadway Subdistrict - page 26	 Lafayette Subdistrict - page 38	 Gulch North Subdistrict - page 46
 Core Subdistrict - page 20	 SoBro Subdistrict - page 34	 Rutledge Hill Subdistrict - page 40	 Hope Gardens Subdistrict - page 50
 Core Historic Subdistrict - page 22	 River Subdistrict - page 32	 Rutledge River Subdistrict - page 44	 Sulphur Dell Subdistrict - page 52
 2nd and Broadway Subdistrict - page 28	 Rolling Mill Hill Subdistrict - page 42	 Gulch South Subdistrict - page 48	 East Bank Subdistrict - page 54
 DTC Boundary			

Section I: Introduction

Application of the DTC: How to Use this Document

How to Use this Document

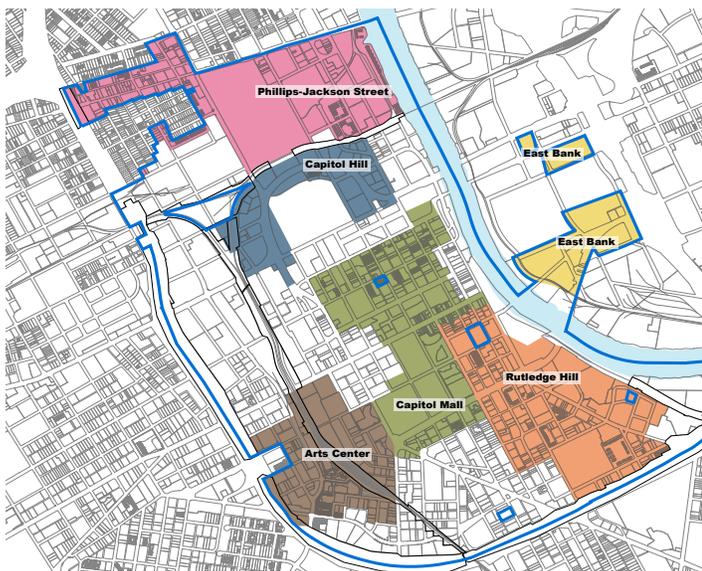
The Downtown Code is organized by Subdistricts and Street Types, as identified on the Regulating Plan.

To determine the standards which apply to a particular property:

- On the Regulating Plan, identify the Subdistrict in which the property is located and on what type of street(s) it fronts.
- Consult the Building Regulations for development standards relevant to the Subdistrict.
- Consult the Use Table for uses allowed in each Area.
- Consult the General Standards section for guidance on development standards for all Subdistricts.

Subdistricts and Areas

- Downtown Nashville consists of numerous neighborhoods with unique character. The development standards for the DTC are organized by Subdistricts, which establish the zoning of each neighborhood to create or maintain the envisioned character.
- The DTC is divided into 5 Areas (North, South, West, East and Central), which establish the allowed uses.
- The DTC includes General Standards that apply to all Subdistricts.



MDHA redevelopment districts.

Regulating Plan

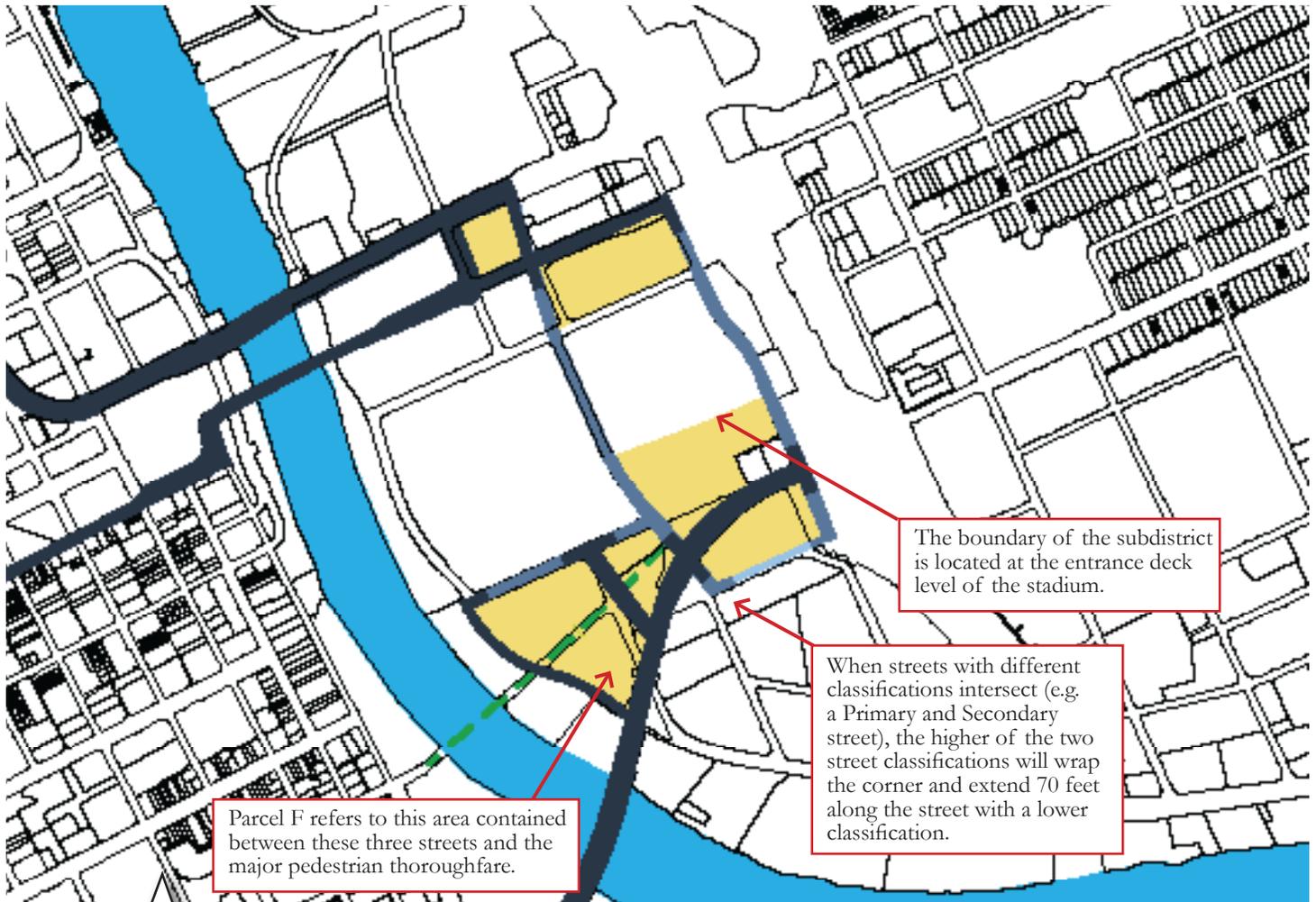
- The Regulating Plan is the official zoning map of the DTC. The Subdistrict boundaries are shown on the series of maps which comprise the Regulating Plan.
- Subdistrict boundaries extend to the centerline of all abutting public street right-of-ways. Any properties not within the subdistrict boundaries of the regulating plan including, but not limited to, rail and river corridors shall be considered an open space subdistrict.
- Unless otherwise regulated by the DTC subdistrict standards, property that is within more than one subdistrict may apply for a minor modification to use the standards of either subdistrict. If the Executive Director of the Planning Department finds that additional consideration is warranted, then the modification request may be submitted to the Downtown Code/MDHA Design Review Committee as a major modification.

Overlapping Plans

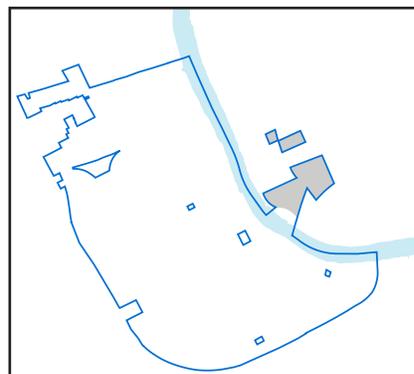
Within the area governed by the DTC, there exist other regulations and design guidelines intended to work in conjunction with the DTC. The DTC does not exempt development from complying with the regulations of other Federal, State, and Local departments and agencies. These departments and agencies should be contacted during the development process to address their rules, regulations and policies.

Section II: Subdistrict Standards

East Bank: Regulating Plan



The East Bank subdistrict, situated on the east side of the Cumberland River, is an emerging neighborhood envisioned by the *Imagine East Bank* Vision Plan. While historically the East Bank's relationship with the Cumberland River has been commercial and industrial, the East Bank is a transformative opportunity to properly address the physical backdrop of the city. The East Bank is intended to create accessible public spaces, provide high-quality housing options accessible at every economic level, expand the network of locally-owned businesses throughout the city, and create a robust multimodal transportation network that will improve both local and regional connectivity.



Legend	
	East Bank Subdistrict
	Primary Street
	Secondary Street
	Tertiary Street
	Other Street
	Alley
	Major Pedestrian Thoroughfare

Section II: Subdistrict Standards

East Bank: Building Regulations

Height

Max. height See Diagram A
 Properties within the East Bank subdistrict are ineligible to earn additional height through the Bonus Height Program.

Parking Structures

Above-ground prohibited See Diagram B
 No above-ground vehicular parking structure (lined, screened, or otherwise) shall be included in the areas described in Diagram B. If parking is to be included in these areas, it shall be located underground.

Plazas

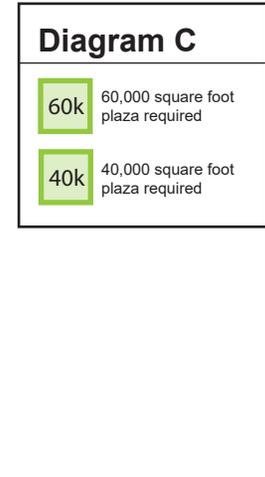
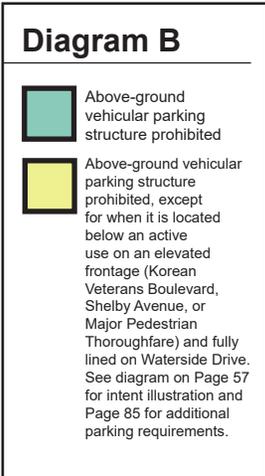
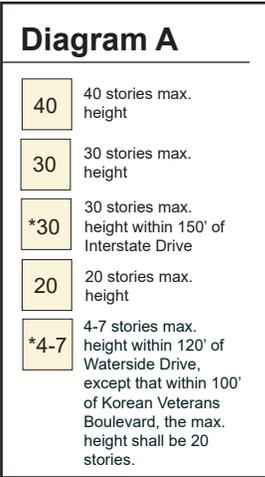
Location and min. size See Diagram C
 Publicly-accessible plazas, meeting the open space standards outlined in DTC Section IV: General Standards, are required in the approximate location and size described in Diagram C. All open space types are permitted within other areas of this subdistrict, provided they meet the standards referenced above.

Sidewalk & Planting

Improvements to the sidewalk corridor according to the General Standards, the Major and Collector Street Plan, and the *Imagine East Bank Vision Plan* and the Guidance for East Bank Complete Streets document. For projects within the subdistrict, compliance with NDOT Best Practices Curb Management document should be followed, specifically regarding the design, implementation, and enforcement of short-term loading (goods movement) passenger access, metered parking, etc.

Notes

- Uses: page 63; General Standards: page 67
- The DTC's existing street network is well-established, which is not the case in the East Bank subdistrict. In order to manage access and loading, mid-block alleys are strongly encouraged to be established. These alleys will ensure back-of-house operations are not street-facing.
- Modifications related to the planned transit facility on Metro property within the East Bank Subdistrict shall be considered as minor modifications to allow flexibility given their specialized use.
- Projects shall comply with other NDOT and Planning guiding documents and adopted policies.



Section II: Subdistrict Standards

East Bank: Building Regulations

Podium Standards

Any portion of a building below the building's required step-back, or where a step-back is not required, below the 7th story.

A Allowed Frontage Types with Required Build-to Zone

All street frontages

- Storefront Frontage 0'-10'
- Major Pedestrian Thoroughfare
- Storefront Frontage 5'-20'

* Civic Frontages are allowed and encouraged in this subdistrict. See Page 81 for details on the associated standards.

B Facade width

Primary Street 80% of lot frontage min.
90% of lot frontage max.*

Secondary Street and Open Space 70% of lot frontage min.
90% of lot frontage max.*

Tertiary Street and Major Pedestrian Thoroughfare 60% of lot frontage min.
90% of lot frontage max.*

*Maximum facade widths only apply to street or major pedestrian thoroughfare segments over 375' in length (measured from edge of intersection to edge of intersection).

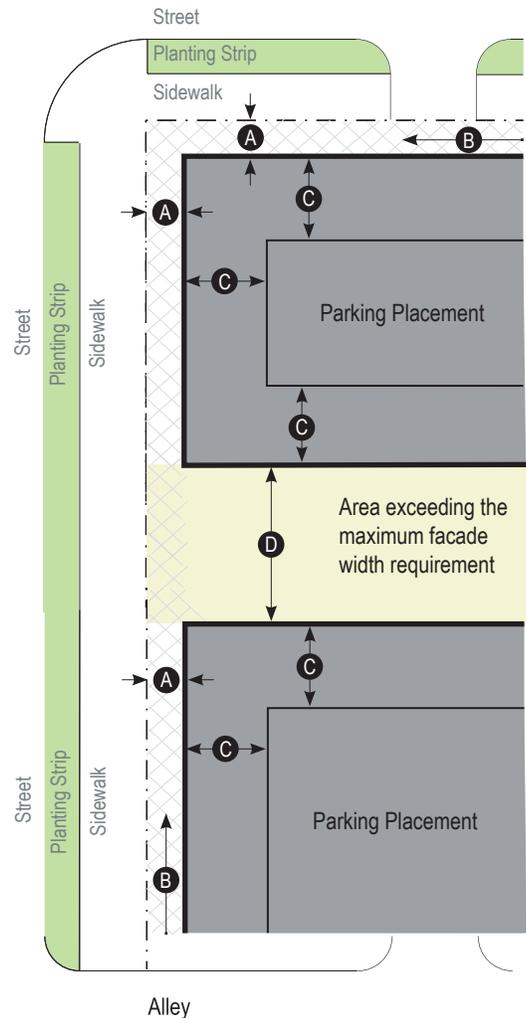
Portions of a parcel's facade width that exceed the maximum facade width percentage requirement:

- shall be used for pedestrian activity and/or circulation that connects to other streets, open spaces, or pedestrian bridge.
- shall not be located at the intersection of two streets or at the intersection of a street and the pedestrian bridge.

C Min. building depth 15' from building facade

A habitable building liner is required for any side and all levels of an above-ground vehicular parking structure facing public streets, open spaces, or the pedestrian bridge.

D Building spacing 75' max., exclusive of streets



Building Plan

Section II: Subdistrict Standards

East Bank: Building Regulations

Podium Standards Continued

Any portion of a building below the building's required step-back, or where a step-back is not required, below the 7th story.

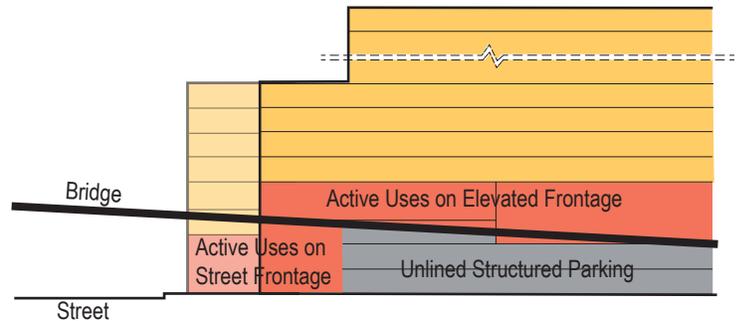
Specific to Waterside Drive frontages

The building façades shall be composed of a minimal, high-quality material palette, and those selected materials shall operate harmoniously at a human and pedestrian scale. Use of masonry is encouraged. These elevations shall be organized with a cohesive and continuous vertical rhythm of divisions along the entirety of the Waterside Drive frontage. This rhythm shall be defined by vertical articulations that consist of planar changes within the façade as well as vertically-proportioned openings.

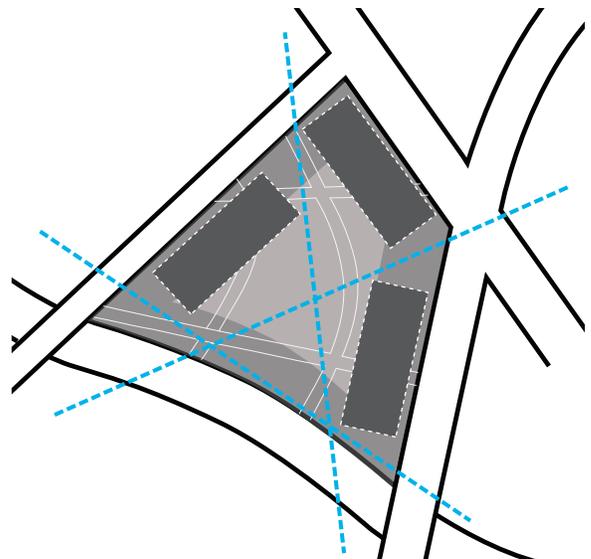


Specific to Parcel F

Above-ground vehicular parking structure is prohibited, except for when it is located below an active use on an elevated frontage (i.e., Korean Veterans Boulevard, Shelby Avenue, or the Major Pedestrian Thoroughfare), and lined on Waterside Drive, therefore physically screened from the public realm.



Pedestrian access and connections through Parcel F should be maximized. This includes high levels of site porosity, with meaningful connectivity from the Major Pedestrian Thoroughfare and Waterside Drive to bridge-level and below bridge-level public spaces, as well as through the parcel internally. Vertical connections between the bridge level and grade are encouraged.



Section II: Subdistrict Standards

East Bank: Building Regulations

Tower Standards

Any portion of a building above the building's required step-back, or all stories above the 7th floor for buildings without a step-back requirement.

E Step-back

Step-back after:

- Primary Streets No step-back required
- Secondary and Tertiary Streets Encouraged, but not required
- Major Pedestrian Thoroughfare After the 7th story

F Depth

- All street frontages No step-back required
- Major Pedestrian Thoroughfare 15'

G Max. Floorplate

16,000 Square Feet

H Max. Facade Length

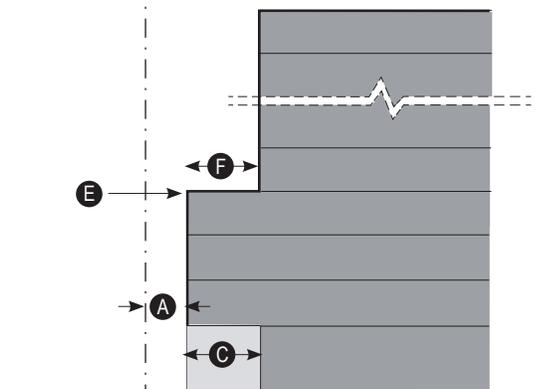
200'

I Tower Spacing

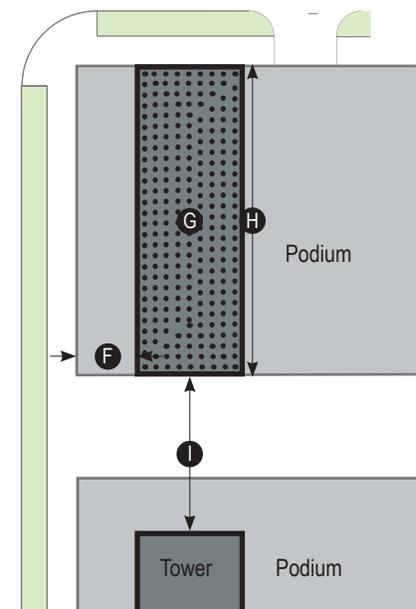
80' min.

Placement & Orientation

- In order to preserve views of the Downtown skyline and the Cumberland River, tower floorplates shall maintain a ratio of between 1:1 and 3.3:1.
- The longest facade of a tower floorplate shall be oriented parallel to east-west streets or pedestrian corridors (including, but not limited to James Robertson Parkway, Main Street, Woodland Street, Korean Veterans Boulevard, Shelby Avenue, Victory Avenue, or the major pedestrian thoroughfare) for towers fronting these corridors.
- The tower floorplate ratio shall be computed by means of the smallest rectangle which will encompass the extreme limits of the floorplate's form.
- Tower floorplates that deviate from the tower floorplate ratio standards (such as office uses) may be approved via minor modification.
- Towers of significant height are encouraged to reduce their floorplate size or max. facade length at the tops of their form.



Building Section



Building Plan

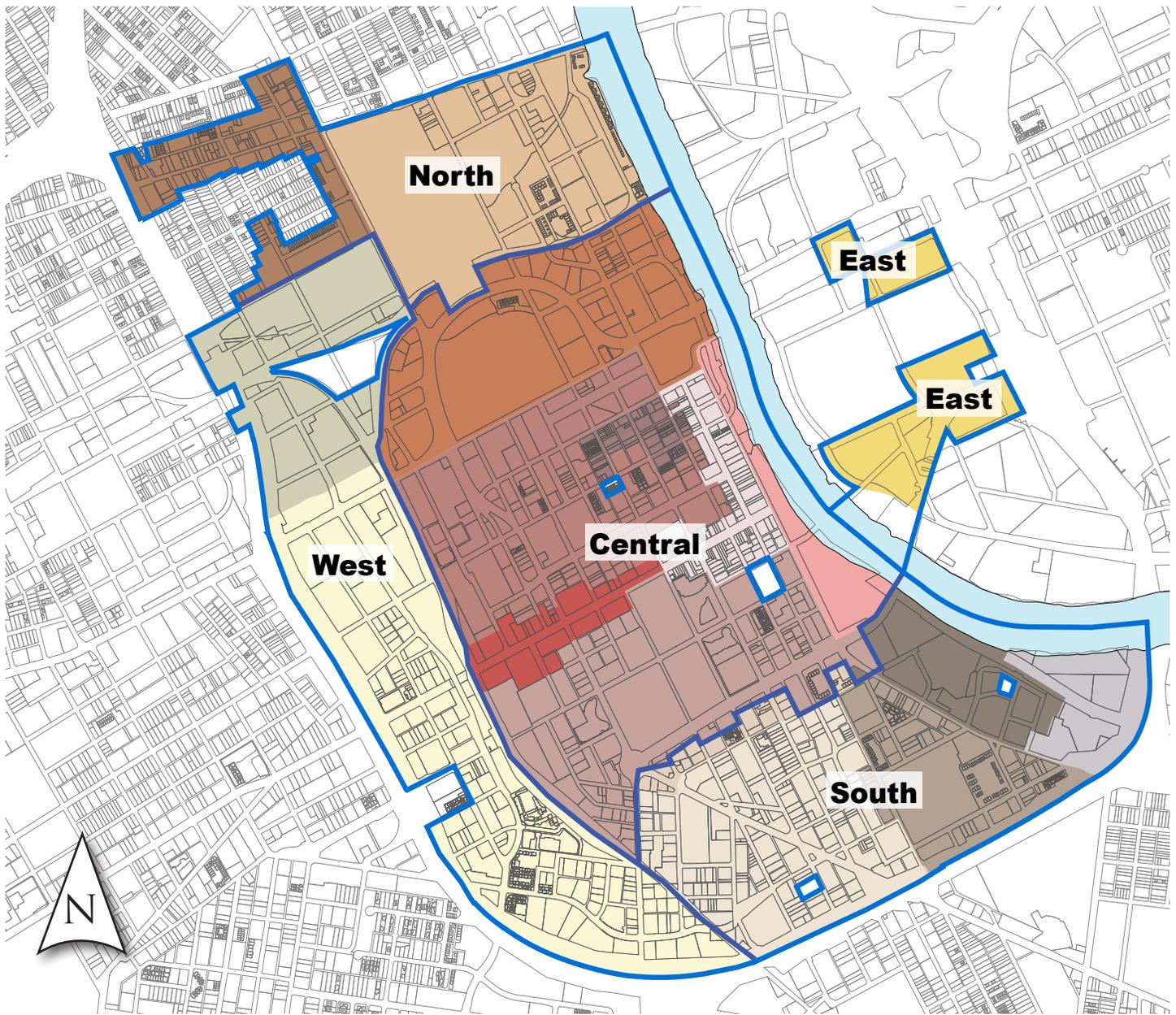
Section III: Uses

Use Areas

Land uses within the DTC are determined by Area – Central, South, West, North, and East. To create a sustainable and mixed-use Downtown, the form-based zoning of each subdistrict regulates the shape, scale, and placement of the buildings, and allows a variety of uses. Use Area boundaries are the same as Subdistrict boundaries. To determine the allowed land uses, locate the property on the Area Plan, and refer to the Area column on the Land Use Chart for the allowed uses.

In the event of a conflict between the following Land Use Chart within DTC and the Zoning District Land Use Table within Chapter 17.08, this Land Use Chart shall apply. Uses Permitted with Conditions or Permitted by Special Exceptions or Accessory shall follow the standards of Chapter 17.16. Land uses with an asterisk have conditions specific to the DTC. If standards within Chapter 17.16 and the DTC conflict, the stricter shall apply.

Exhibit 1



Section III: Uses

Use Tables

	North	South	East	West	Central
P: Permitted by right					
PC: Permitted with conditions					
SE: Special Exception					
A: Accessory					
O: Overlay District					
Residential Uses:					
Single-family	P	P		P	P
Two-family	P	P		P	P
Multi-family	P	P	P	P	P
Elderly housing	P	P	P	P	P
Mobile home dwelling					
Accessory apartment	P	P	P	P	P
Accessory dwelling, detached					
Boarding house	P	P	P	P	P
Consignment sale	P	P	P	P	P
Domesticated hens					
Garage sale	A	A	A	A	A
Historic bed and breakfast homestay	P	P		P	P
Historic home events	P	P		P	P
Home occupation	P	P		P	P
Rural bed and breakfast homestay					
Security residence					
Short-term rental property (STRP)-OO	A	A		A	A
Institutional Uses:					
Correctional facility	P	P		P	P
Cultural center	P	P	P	P	P
Day care center (up to 75)	P	P	P	P	P
Day care center (over 75)	P	P	P	P	P
Day care home	P	P	P	P	P
Day care - Parent's day out	P	P	P	P	P
School day care	P	P	P	P	P
Monastery or convent	P	P	P	P	P
Orphanage	P	P	P	P	P
Religious Institution	P	P	P	P	P
Educational Uses:	P	P	P	P	P
Business school	P	P	P	P	P
College or university	P	P	P	P	P
Community education	P	P	P	P	P
Dormitory	P	P	P	P	P
Fraternity/sorority house	P	P	P	P	P
Personal instruction	P	P	P	P	P
Vocational school	P	P	P	P	P
Office Uses:					
Alternative Financial Services					
Financial Institution	P	P	P	P	P
General Office	P	P	P	P	P
Leasing/sales office	P	P	P	P	P
Other Uses:					
Agricultural activity					
Cemetery	P	P		P	P
Mineral extraction					
On-site agricultural sales					
Pond/lake	P	P	P	P	P

	North	South	East	West	Central
P: Permitted by right					
PC: Permitted with conditions					
SE: Special Exception					
A: Accessory					
O: Overlay District					
Commercial Uses:					
Animal Boarding Facility	P	P		P	P
ATM	P	P	P	P	P
Auction house	P	P	P	P	P
Automobile convenience	P	P		P	P
Automobile parking	P	P	P	P	P
Automobile repair	P	P		P	P
Automobile sales, new					
Automobile sales, used	P	P		P	P
Automobile service	P	P		P	P
Bar or nightclub	P	P	P*	P	P
Bed and Breakfast Inn	P	P	P	P	P
Beer and cigarette market	P	P	P	P	P
Boat storage					
Business services	P	P	P	P	P
Carpet cleaning	P	P		P	
Car Wash		PC			
Community gardening (commercial)	P	P	P	P	P
Community gardening (non-commercial)	P	P	P	P	P
Custom assembly	P	P	P	P	P
Donation Center drop-off	PC	PC		PC	PC
Flea market	P	P	P	P	P
Funeral home	P	P	P	P	P
Furniture store	P	P	P	P	P
Grocery store	P	P	P	P	P
Home improvement sales	P	P	P	P	P
Hotel/motel	P	P	P	P	P
Inventory stock	A	A	A	A	A
Kennel/stable					
Liquor stores	P	P	P	P	P
Major appliance repair	P	P	P	P	P
Mobile storage unit	PC	PC		PC	PC
Mobile vendor					
Restaurant, fast-food	P	P	P*	P	P
Restaurant, full-service	P	P	P*	P	P
Restaurant, take-out	P	P	P*	P	P
Retail	P	P	P	P	P
Self-service storage	P	P		P	P
Short-term rental property (STRP) Not OO	PC	PC		PC	PC
Vehicular rental/leasing					
Vehicular sales and services, limited		P	P	P	P
Wrecker services		P			

* For purposes of this section, "Bar" shall mean a business property at which less than 50 percent of the total revenue is generated by food sales and holding either (a) a limited service restaurant permit issued by the Tennessee Alcoholic Beverages Commission or (b) a beer permit for on-premises consumption if not licensed by the Tennessee Alcoholic Beverage Commission. "Total Square Footage" shall mean the sum of the interior first and second floor areas of all buildings located on the parcels within the area marked as East on Exhibit 1 excluding (a) those located on Parcel C and (b) hotels. No more than 25% of the Total Square Footage may be occupied at any time by Bars.

Section III: Uses

Use Tables

P: Permitted by right PC: Permitted with conditions SE: Special Exception A: Accessory O: Overlay District	North	South	East	West	Central
Medical Uses:					
Animal hospital					
Assisted care living	P	P	P	P	P
Hospice	P	P	P	P	P
Hospital	P	P	P	P	P
Medical appliance sales	P	P	P	P	P
Medical office	P	P	P	P	P
Medical or scientific lab	P	P	P	P	P
Nonresidential drug treatment facility	P	P	P	P	P
Nursing home	P	P	P	P	P
Outpatient clinic	P	P	P	P	P
Rehabilitation services	P	P	P	P	P
Residence for handicapped, more than eight	P	P	P	P	P
Veterinarian	P	P	P	P	P
Communication Uses:	P	P		P	P
Amateur radio antenna	P	P		P	P
Audio/video tape transfer	P	P	P	P	P
Communications hut	PC	PC	PC	PC	PC
Multi-media production	P	P	P	P	P
Printing and publishing	P	P	P	P	P
Radio/TV studio	P	P	P	P	P
Satellite dish	P	P	P	P	P
Telecommunication facility	PC	PC	PC	PC	PC
Industrial Uses:	P	P	P	P	P
Artisan distillery	P	P	P	P	P
Asphalt plant					
Building contractor supply	PC	PC		PC	
Compressor station					
Concrete plant					
Distributive business wholesale	PC	PC		PC	
Fuel storage	A	A		A	P
Heavy equipment, sales and services					
Hazardous operations					
Manufacturing, artisan	PC	PC	PC	PC	
Manufacturing, heavy					
Manufacturing, medium					
Microbrewery	P	P	P	P	P
Research services	P	P	P	P	
Scrap operation					
Tank farm					
Tasting room					
Warehouse	PC	PC		PC	
Waste Management Uses:					
Collection center					
Construction/demolition landfill:					
Construction demolition waste processing	PC	PC		PC	PC
Medical waste	A	A	A	A	A
Recycling collection center	P	P		P	P
Recycling facility					
Sanitary landfill					
Waste transfer					

P: Permitted by right PC: Permitted with conditions SE: Special Exception A: Accessory O: Overlay District	North	South	East	West	Central
Transportation Uses:					
Airport, medium or large commercial service					
Airport/heliport					
Boat dock (commercial)	P	P	P		P
Bus station/landport	P	P	P	P	P
Bus transfer station	P	P	P	P	P
Commuter rail	P	P	P	P	P
Helistop	SE	SE	SE	SE	SE
Motor freight					
Park and ride lot					
Railroad station	SE	SE	SE	SE	
Railroad yard					
Water taxi station	P	P	P	P	P
Utility Uses:					
Power/gas substation	P	P	P	P	P
Power plant	A	A	A	A	A
Reservoir/ water tank	P	P	P	P	P
Safety services	P	P	P	P	P
Waste water treatment	SE	SE	SE	SE	SE
Water/sewer pump station	P	P	P	P	P
Water treatment plant	SE	SE	SE	SE	SE
Wind energy facility (small)	PC	PC	PC	PC	PC
Wind energy facility (Utility)			P		
Recreation and Entertainment Uses:					
Adult entertainment	O	O		O	O
After hours establishment	PC	PC		PC	PC
Camp					
Club	P	P	P	P	P
Commercial amusement (inside)	P	P	P*	P	P
Commercial amusement (outside)	P	P	P*	P	P
Country club	P	P	P	P	P
Drive-in movie					
Driving range					
Fairground					
Golf course					
Greenway	P	P	P	P	P
Park	P	P	P	P	P
Racetrack					
Recreation center	P	P	P	P	P
Rehearsal hall	P	P	P	P	P
Sex club			P		
Small outdoor music event			P		
Stadium/arena convention center	P	P	P	P	P
Temporary festival	P	P	P	P	P
Theater	P	P	P	P	P
Theatre					
Zoo					

Section IV: General Standards

Street Character

Street Trees

Shade-producing street trees shall be planted in the public right-of-way along the length of the lot frontage at a maximum spacing of fifty feet and a maximum spacing of thirty feet within the East Bank subdistrict or in accordance with the regulations of Metro departments and agencies.

Tree Quality

Tree species shall be chosen from the *Urban Forestry Recommended and Prohibited Tree and Shrub List* based on tree size and planting area provided or an alternative species deemed appropriate by the Urban Forester.

- At planting trees, shall meet the requirements for street trees set out in the *American Standard for Nursery Stock*.
- All nursery stock used as street trees shall be vigorous, healthy and free of diseases or infestation.
- Planting Area Dimension
 - The following standards are minimum standards. All development is encouraged to provide street trees with the largest area of pervious surface and volume of soil that can be accommodated.
 - Trees shall be accommodated in planting areas with a minimum depth of 3 feet and a minimum soil volume of 400 cubic feet.
 - The minimum pervious opening at grade shall be 24 square feet.
 - Tree vaults shall have the capability to drain water.
 - Planting areas shall not inhibit ingress/egress from buildings or pedestrian traffic along the Sidewalk Corridor.

Future Streets

Downtown thrives on a connected system of streets which allow easy access within neighborhoods and to other parts of the city. There are, however, places for improvement. The Future Streets Plan shows how streets could be realigned, connected and created in the future to improve mobility within Downtown.

Properties near an area highlighted for change on the Future Streets Plan shall consult with the Planning Department and the Department of Public Works to discuss the potential change.

Future streets within the East Bank subdistrict shall follow the dimensions established by *Imagine East Bank*.

Multimodal Transportation Network

Downtown is envisioned to accommodate all modes of travel with an emphasis on multimodal transportation. As property develops, properties shall implement the Priority Bike Network recommendations of the WalknBike Nashville plan.

Section IV: General Standards

Parking and Access: Specific to Structured Parking

Vehicular Access

- Vehicular openings to parking structures shall not exceed thirty-five feet in width.
- Vehicular openings shall have a minimum spacing of thirty-five feet.

Pedestrian Access

- All parking structures with parking available to the public shall have a clearly marked pedestrian entrance, separate from vehicular access, on street frontages. A publicly accessible building lobby may meet this requirement.

Location and Lining

- On the ground level, parking structures shall be located behind a liner building with an active use that is a minimum of fifteen feet deep.
- Upper level habitable liners are encouraged on all streets and are required on James Robertson Parkway and within the East Bank subdistrict. Underground parking is encouraged on all projects but is required on certain sites. See subdistrict standards for details.
- Upper level facade treatments /cladding is required on all public street frontages, including any facades visible from the Interstates. Facade treatments shall integrate or complement the architectural characteristics of the habitable portion of the building and the surrounding built context. Openings for natural ventilation are permissible when integrated into the facade design. Landscape buffering may be considered as an alternative at appropriate locations, such as Interstate frontages.
- All underground parking shall not be visible from the surface of the earth. Underground parking that is completely below grade may extend beyond the façade of the building. Underground parking may not encroach into the right-of-way.

Quantity

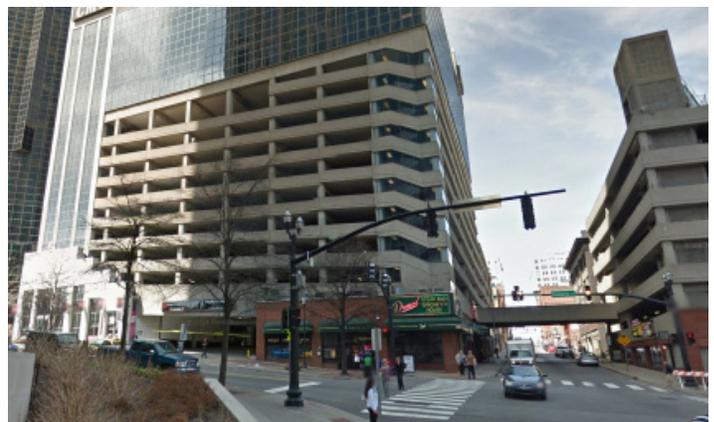
- The number of stories of structured parking without upper level habitable liners on all public street frontages and open spaces shall not exceed the number of levels of underground parking.



Appropriate upper level facade treatment with full cladding



Appropriate upper level facade treatment with natural ventilation integrated into the facade design



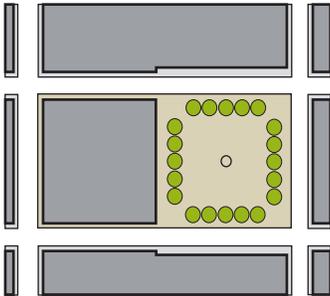
Inappropriate upper level facade treatment

Section IV: General Standards

Open Space: Specific to Plazas

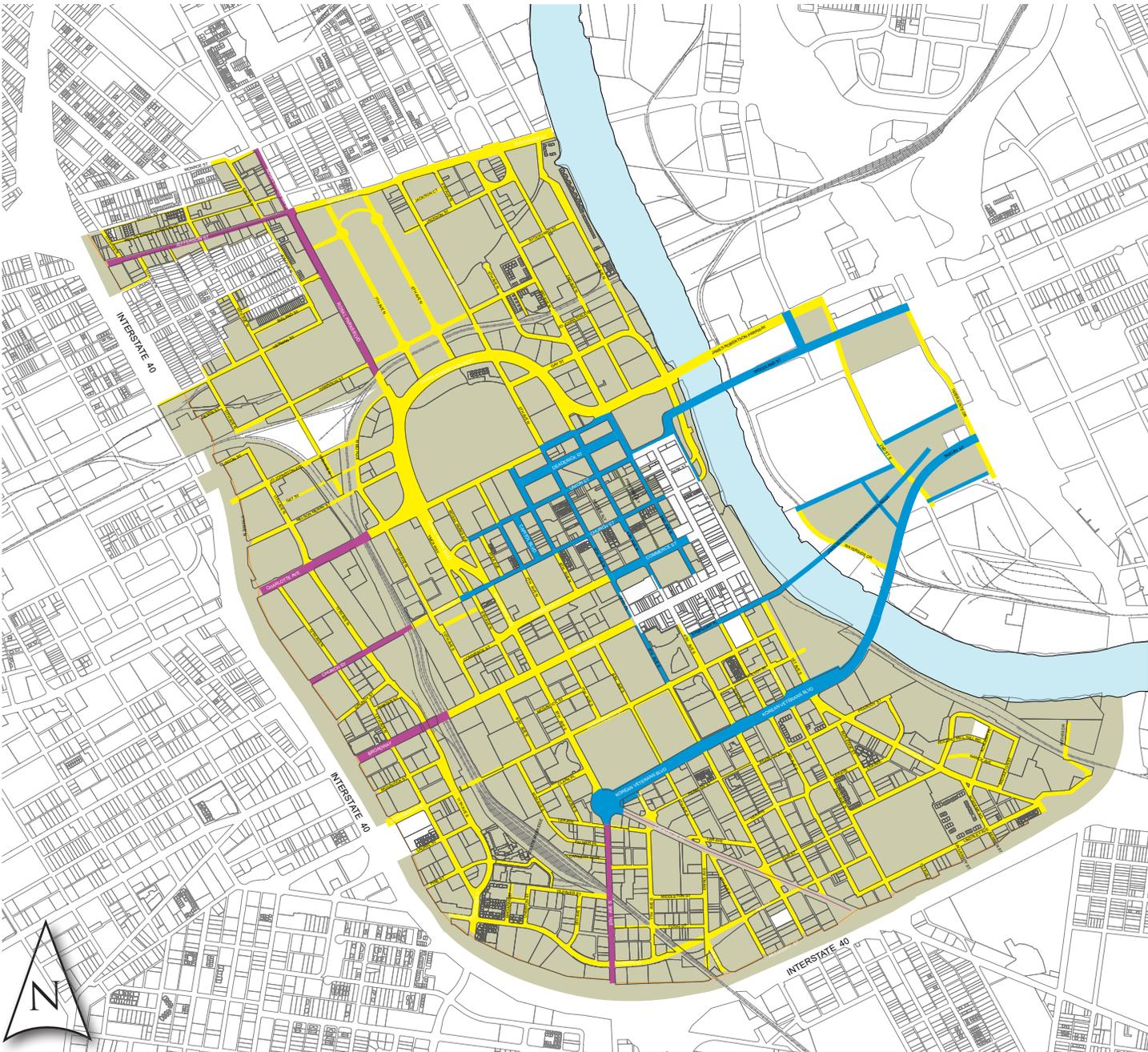
A Plaza is an Open Space used for unstructured civic and/or commercial purposes. A plaza is spatially defined by building frontages.

- Size: 2,500 - 20,000 square feet for all subdistricts except for East Bank, where the size may be as small as 1,000 square feet and larger than 20,000 may be appropriate.
- Plazas are required to maintain a minimum of 10 percent ground level green space and 40 percent pervious surface.
- Seating
 - A minimum of 40 linear feet of seating shall be required for Plazas, plus a minimum of one linear foot of seating for every 500 square feet of gross open space.
 - Of the required seating one linear foot for each 20 feet of street frontage shall be located within 15 feet of the property line.



Section V: Sign Standards

Signs: Map of Street Types for Signage Standards



Legend

	Transitional Street		Interstate
	Pedestrian Street		Printers' Alley
	Gateway Street		Applicable properties

- New streets that are not in existence as of the adoption of this ordinance shall be categorized as Transitional Streets.
- Properties within an Historic Zoning Overlay and/or with SP zoning are not subject to the sign standards of DTC zoning.