



# **Metropolitan Council**

**PROPOSED AMENDMENTS PACKET  
FOR THE COUNCIL MEETING OF  
TUESDAY, AUGUST 19, 2025**

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Substitute Resolution No. RS2025-1459

A resolution recognizing the Parkwood 8U All-Stars for finishing in third place in the Diamond Youth Baseball World Series.

WHEREAS, Parkwood Men's Club fielded its first team in 1966 on land previously owned by Fisk University. Parkwood joined the Dixie Youth Baseball League in 1968, with three leagues, the first in Nashville. At that time, the Dixie Youth Baseball League had teams across nine states with 54 leagues franchised in Tennessee; and

WHEREAS, in 1973, legendary Coach Jerry Hale took the first Dixie Youth integrated baseball team to the Dixie Youth World Series, winning three titles in 1978, 1979, and 1982; and

WHEREAS, in 1984, the community came together to raise enough money to purchase the Parkwood ballfields, creating Parkwood Community Club, Inc. to own and manage the ballfields, making the ballpark the only known minority owned sports facility in Tennessee and only one of five in the nation; and

WHEREAS, Parkwood had three teams to qualify for the state tournament, the eight-and-under, 10-and-under, and the 12-and-under. The eight-and-under team was victorious at the state Tournament and went on to represent Tennessee in the eight-and-under coach pitch division of the Diamond Youth Baseball World Series; and

WHEREAS, the team consisting of Jace Gaines #24, Rudy Lawrence #10, Ameer Walker #2, Darick Slaughter Jr #8, Michael King Jr #25, J'Khari Whitehorn #5, Kendrick Walker Jr #3, Kodi Ross #0, Clark Batey III #23, Omega Martin #21, Bentley Johnson #4, and Jaxon Gaines #1 traveled to Dunn, North Carolina to play in the tournament on July 25-28, 2025; and

WHEREAS, the team finished in third place with a 5-2 record, defeating teams from Georgia, Texas, Louisiana, North Carolina, and Mississippi during the Diamond Youth Baseball World Series; and

WHEREAS, the team's success is a testimony to its coaching staff comprised of Head Coach Centonyeo Martin, Edward Jakaway, Clark Batey II, and Michael King Sr and the families, including Team Mom Shaquan Peacock, who supported the all-star players; and

WHEREAS, participating in the World Series tournament has created memories these boys will never forget; and

WHEREAS, it is fitting and proper for the Metropolitan Council to honor the team from the Parkwood Community Club, Inc. for its performance at the Diamond Youth Baseball World Series.

~~WHEREAS, an all-star team of baseball players from the Parkwood Community Club qualified for the eight and under coach pitch division of the Diamond Youth Baseball World Series; and~~

~~WHEREAS, the boys traveled to Dunn, North Carolina to play in the tournament on July 25-28, 2025; and~~

~~WHEREAS, the squad finished in third place and defeated teams from Georgia, Texas, Louisiana, North Carolina, and Mississippi during the Diamond Youth Baseball World Series; and~~

~~WHEREAS, the team's success is a testimony to its coaching staff and the families who supported the all-star players; and~~

~~WHEREAS, participating at this event is a once-in-a-lifetime opportunity for these boys; and~~

~~WHEREAS, it is fitting and proper for the Metropolitan Council to honor the team from the Parkwood Community Club for their performance at the Diamond Youth Baseball World Series.~~

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

Section 1. That the Metropolitan County Council hereby goes on record as recognizing the Parkwood 8U All-Stars for their third-place finish in the Diamond Youth Baseball World Series.

Section 2. This Resolution shall take effect from and after its adoption, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

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Kyonzté Toombs  
Member of Council

AMENDMENT NO. 1  
TO  
ORDINANCE NO. BL2025-911

Madam President:

1. I hereby move to amend Ordinance No. BL2025-911 by replacing the Lease Agreement attached as Exhibit 1 with the Lease Agreement attached to this amendment labeled Exhibit 1.

SPONSORED BY:

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Tonya Hancock  
Member of Council

LEASE AGREEMENT BETWEEN  
THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY,  
BY AND THROUGH THE MAYOR'S OFFICE OF EMERGENCY MANAGEMENT  
AND THE DEPARTMENT OF GENERAL SERVICES,  
AND THE COMMUNITY RESOURCE CENTER

This Lease Agreement (the "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, between the Metropolitan Government of Nashville and Davidson County, by and through the Mayor's Office of Emergency Management (the "OEM") and the Department of General Services (the "GS"), and the Community Resource Center (the "CRC") (collectively, the "Parties").

WHEREAS, the Parties entered that certain Memorandum of Understanding regarding ongoing available general relief operations on January 24, 2012 (the "Relief Operations MOU") attached hereto as Exhibit B; and,

WHEREAS, the Relief Operations MOU provides that CRC will, among other things, establish methods for collection and sorting of donated material goods, establish a warehouse/donation processing center to receive, inventory, and prepare donated material goods, and with the help of OEM establish drop-off locations for donated material goods; and,

WHEREAS, the amount of donated material goods in response to disasters has exceeded capacity at the existing warehouse location established by CRC and a second location is needed; and,

WHEREAS, the overwhelming generosity of the donations has created an immediate need for secured storage of the donated items received by CRC, pursuant to the Relief Operations MOU; and,

WHEREAS, OEM, with assistance from GS, has located a warehouse owned by the Metropolitan Government of Nashville and Davidson County, at 801 Anderson Lane, Madison, TN 37115, (the "Warehouse"), that will provide sufficient secured storage space for the donated material goods; and,

WHEREAS, the Parties desire to make a portion of the Warehouse (the "Premises") consisting of approximately 57,000 SF, as more specifically depicted in Exhibit A, attached hereto, available to CRC to collect, sort, and securely store donated material goods (the "Permitted Use").

**CONSIDERATION** For and in consideration of the mutual covenants contained herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties agree as follows:

1. Use. For the term of this Agreement CRC shall have the right to and will use the Premises solely for the Permitted Use. CRC shall not be entitled to use the Premises for any other purpose.
2. Term. The term of this Agreement will commence on the Effective Date and shall continue for one year.
3. Fee. CRC shall pay \$0.00 per month during the Term of this Agreement.
4. Utilities. GS shall pay all utility charges upon the Premises, including but not limited to, water, electricity, gas, sewer, sanitation, and other power or utility services used on or in connection with the Premises for the Permitted Use. There will be no utility cost to CRC.
5. Maintenance.
  - a. During the Term of this Agreement, CRC shall be responsible for
    - i. routine maintenance of any improvements to the inside of the Premises; and,
    - ii. janitorial services inside the Premises.

- b. CRC shall in no event be obligated to improve or repair the Premises in connection with such routine maintenance to a condition that is better than the condition the Premises is as of the date the Premises is delivered to CRC for the Permitted Use.
  - c. GS shall be responsible, at its sole cost and expense, for maintaining in good working order, existing electrical and HVAC systems, gas, sewer, sanitation, and other power or utility facilities, the exterior of the Premises, including, without limitation, the walls, roof, foundation, parking lot, and other items that are structural in nature or otherwise deemed capital improvements.
  - d. Notwithstanding anything to the contrary in this Section 5, GS shall have no obligation to repair or replace any portion of the Premises or its systems if GS elects, in its sole discretion, to discontinue maintenance of such portion of the Premises, and any such election shall not constitute a breach of this Agreement.
6. Taxes. CRC shall be responsible for all taxes which may be assessed by virtue of its activities on the Premises.
7. Insurance.
- a. Lessee Liability Insurance. Prior to entering upon the Premises for any purpose permitted under this Lease, and throughout the Term of this Lease, CRC shall, at its expense, provide and keep in force commercial general liability insurance containing bodily injury and property damage coverage of not less than Two Million Dollars (\$2,000,000.00) per occurrence immediately prior to occupying the space. Such limits may be reached through a combination of commercial general liability and umbrella insurance policy limits. Such policies shall cover the entire Premises and shall include Metropolitan Government as an additional insured. CRC shall deliver evidence of such policies to Metropolitan Government if so requested in the form of an ACORD 25 Certificate of Insurance (or equivalent form). All such insurance policies shall be with responsible insurance companies with an A.M. Best rating of not less than A- and authorized to do business in the State of Tennessee.
  - b. Partial Building Occupancy; Allocation of Insurance Responsibility. The Premises, consisting of approximately fifty-seven thousand (57,000) square feet, constitutes a dedicated but non-partitioned portion of a larger approximately three hundred ninety-five thousand (395,000) square foot warehouse facility owned by Metropolitan Government and representing approximately fourteen percent (14%) of such facility. The Premises is not permanently separated from the remainder of the facility, although Metropolitan Government may install gates or similar non-permanent barriers. The Parties acknowledge that Metropolitan Government retains ownership and control over the remainder of the facility and may maintain insurance coverage through a self-insurance program. Notwithstanding anything to the contrary in this Lease, Lessee shall not be required to insure the full insurable value of the building and related improvements; rather, Lessee's insurance obligations with respect to property coverage shall be limited to:
    - i. maintaining insurance as required for Lessee's personal property, trade fixtures, equipment, and operations within the Premises;
    - ii. maintaining commercial general liability insurance as otherwise required in subsection (a)above;
    - iii. bearing responsibility for any loss of or damage to the Premises, or to the larger facility, to the extent caused by the acts or omissions of Lessee, its agents, employees, contractors, or invitees; and
    - iv. reimbursing Metropolitan Government for any deductible amounts actually incurred by Metropolitan Government in connection with repairs to the extent such loss or damage is caused by Lessee as set forth in subsection (iii).

8. Fire and Casualty Damage. If the Premises or any portion thereof shall be damaged by fire, flood, or other casualty such that in the reasonable judgment of either party the Premises are no longer suitable for use as contemplated by this Agreement, then such party may terminate this Agreement upon the occurrence of such casualty. In that event, CRC shall be entitled to retain the proceeds of any policy of insurance paid for by CRC and covering such casualty (if any), with the exception of those proceeds rightfully inuring to Metro as an additional insured on CRC's policy, and Metropolitan Government shall be entitled to retain the proceeds of any policy of insurance paid for by Metropolitan Government and covering such casualty (if any). Metropolitan Government shall have no obligation to rebuild any portion of the Premises after such casualty.
9. No Representation by OEM. OEM makes no representation or warranty to CRC regarding the Premises including, without limitation, the status of OEM's title to, the condition of, or the suitability of the Premises for the Permitted Use by the CRC.
10. Indemnity. To the greatest extent allowed by laws of the state of Tennessee, CRC will indemnify and hold harmless the Metropolitan Government of Nashville and Davidson County, its officers, agents, and employees from any claims, damages, costs, and attorney fees for injuries or damages arising, in part or in whole, from the negligent or intentional acts or omissions of CRC its officers, employees, invitees, guests, and/or agents, including its sub or independent contractors, in connection with this Agreement.
11. Right of Entry. CRC agrees that OEM, and any other agency representative of the Metropolitan Government of Nashville and Davidson County, shall at all times during the Term with reasonable prior notice to CRC (except in emergencies) have the full power and authority to enter onto the Premises to ensure that CRC is in full compliance with the terms and conditions of this Agreement.
12. Termination. This Agreement may be terminated by either party upon ninety (90) days written notice. Upon termination, either by written notice or operation of this Agreement, CRC shall be responsible for removal of all personal property from the Premises.
13. Improvements. CRC shall not make any permanent improvements, alterations, or changes of any kind to the Premises without the express written permission of OEM.
14. Attorneys' Fees. The Parties shall be responsible for its own attorney's fees, costs, and all other legal expenses.
15. Assignment. This Agreement may not be assigned or transferred.
16. Notice and Designation for Service of Process.

- a. If to CRC:  
Tina Doniger, Executive Director  
218 Omohundro Place  
Nashville, TN 37210

- b. If to OEM:  
Chief William Swann, Director  
2060 15<sup>th</sup> Avenue South  
Nashville, TN 37212

*With copy to:*

Metropolitan Government of Nashville and Davidson County  
Department of Law  
PO Box 196300  
Nashville, TN 37219



c. If to GS:  
Gerald C. Smith  
Director of General Services  
PO Box 196300  
Nashville, TN 37219-6300

17. Applicable Law. The Parties agree to comply with all applicable federal, state, and local laws and regulations.
18. Severability. If any provision of this Agreement shall be declared invalid or unenforceable, the remainder shall continue in full force and effect.
19. Governing Law. This agreement shall be governed by, construed and enforced in accordance with the laws of the State of Tennessee. Venue shall lie exclusively in Davidson County.
20. Force Majeure. The Parties shall be excused for the period of any delay and shall not be deemed in default with respect to this Agreement when prevented from so doing by cause or causes beyond the Parties' control, which shall include, without limitation, all labor disputes, fire or other casualty, acts of God, fire, flood, riot, or any other cause, whether similar or dissimilar to the foregoing, not within the control of the respective Parties.
21. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
22. Iran Divestment Act. In accordance with the Iran Divestment Act, Tennessee Code Annotated § 12-12-101 et seq., Lessee certifies that to the best of its knowledge and belief, neither Lessee nor any of its subcontractors are on the list created pursuant to Tennessee Code Annotated § 12-12-106. Misrepresentation may result in civil and criminal sanctions, including contract termination, debarment, or suspension from being a contractor or subcontractor under Metropolitan Government contracts.
23. Boycott of Israel. The Lessee certifies that it is not currently engaged in, and will not for the duration of the lease agreement engage in, a boycott of Israel as defined by Tenn. Code Ann. § 12-4-119. This provision shall not apply to contracts with a total value of less than two hundred fifty thousand dollars (\$250,000) or to contractors with less than ten (10) employees.
24. Effective Date. This Agreement shall take effect on the date this Agreement is approved by all required parties and filed in the Metropolitan Clerk's Office.
25. Entire Agreement. This Agreement constitutes the entire agreement of the parties with respect to the Premises.

*[Signature Page follows]*

RECOMMENDED BY:

Abraham Wescott  
Abraham Wescott, Director  
Public Property Administration

COMMUNITY RESOURCE CENTER

Tina Doniger  
Executive Director

Gerald C. Smith  
Gerald C. Smith, Director  
Department of General Services

Chief William Swann  
Chief William Swann, Director  
Office of Emergency Management

APPROVED AS TO AVAILABILITY  
OF FUNDS:

Jenneen Reed  
Jenneen Reed, Director  
Department of Finance

APPROVED AS TO FORM AND  
LEGALITY:

Macy Amos  
Assistant Metropolitan Attorney

FILED IN THE OFFICE OF THE  
METROPOLITAN CLERK:

\_\_\_\_\_  
Metropolitan Clerk

\_\_\_\_\_  
Date

SUBSTITUTE ORDINANCE NO. BL2025-955

An ordinance to amend Section 9.20.020 of the Metropolitan Code of Laws regarding motor vehicle noise ~~within residential zoning districts.~~

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

Section 1. That Section 9.20.020 of the Metropolitan Code of Laws is hereby amended by deleting subsection A in its entirety and replacing it with the following:

- A. It shall be unlawful for any person to:
1. Operate any motor vehicle that is not equipped with a muffler in good working order and in constant operation to prevent excessive noise.
  2. Operate a motor vehicle equipped with a cut-out, by-pass, or similar muffler elimination unit, or to operate a motor vehicle with devices that amplify motor noise or motor vehicle exhaust noise.
  - ~~3. Operate a motor vehicle if the exhaust noise is plainly audible at a distance of two hundred feet or more from the vehicle.~~
  3. ~~4.~~ Operate a motor vehicle ~~within a residential zoning district~~ if the exhaust noise is plainly audible within a ~~residential~~ structure containing a dwelling unit or at seventy-five feet from the motor vehicle.
  4. ~~5.~~ Operate or allow the operation of buses in a parking or staging area if noise from the engine, exhaust, or back-up alert beeper is plainly audible from the nearest exterior wall of a transient lodging establishment within the commercial attraction (CA) zoning district.
  5. ~~6.~~ Any person violating this section shall be fined not less than fifty dollars. Each violation of this section shall be deemed a separate offense.

Section 2. That the Nashville Department of Transportation and Multimodal Infrastructure ("NDOT") in coordination with the Office of the Mayor and the Department of Codes Administration, shall develop a public awareness campaign—which may include placement of signage at strategic locations—to inform drivers that illegal mufflers and vehicle noise violations in residential neighborhoods are subject to fines under the Metropolitan Code of Laws.

Section 3. The Metropolitan Government shall establish a designated category within the HubNashville system for residents to report suspected violations of this ordinance. Relevant HubNashville reports will be forwarded to Metropolitan Nashville Police Department, NDOT, or the Department of Codes Administration as appropriate for investigation and enforcement under existing authority.

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

INTRODUCED BY:

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Jacob Kupin  
Member of Council

AMENDMENT NO. \_\_\_\_  
TO  
ORDINANCE NO. BL2025-956

Madam President –

I hereby move to amend Ordinance No. BL2025-956 by amending Section 1 as follows:

Section 1. That Section 12.40.180, Subsection C, of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

C. This section shall not apply to vehicles:

1. Actively engaged in loading or unloading activities;
2. With a driver is in attendance with the vehicle; or
3. Permitted by the Nashville Department of Transportation and Multimodal Infrastructure to operate in the right-of-way, including truck vendors, under Chapter 13.08.

SPONSORED BY:

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Tasha Ellis  
Member of Council

AMENDMENT NO. 1  
TO  
ORDINANCE NO. BL2025-830

Madam President –

I move to amend Ordinance No. BL2025-830 to add the following recitals:

WHEREAS, the purpose of this rezoning legislation and associated the Nations Urban Design Overlay is to expand housing options within the Nations neighborhood and encourage the redevelopment of industrial areas while maintaining and enhancing the neighborhood's character; and

WHEREAS, the rezoning legislation will enable a wider variety of housing forms and types, which will allow for more attainable housing within the neighborhood; and

WHEREAS, the rezoning legislation will also remove the eligibility for properties within the residential portion of the neighborhood to have short term rentals; however, property owners with existing short term rental permits will be able to maintain and renew their permits as allowed by the Metropolitan Code and state law for as long as they own their property; and

WHEREAS, the impacts of this rezoning legislation will be mitigated by the associated UDO legislation to ensure that future development enabled will be harmonious with the surrounding neighborhood and not injurious to surrounding property owners.

INTRODUCED BY:

\_\_\_\_\_  
Rollin Horton  
Member of Council

AMENDMENT NO. 2

TO

ORDINANCE NO. BL2025-830

Madam President –

I move to amend Ordinance No. BL2025-830 to add the following as a new Section 3 and renumber the existing Section 3 and Section 4:

Section 3. As part of the ongoing Multimodal Mobility Master Plan Project to update the existing Major and Collector Street Plan, The Nashville Department of Transportation and Multimodal Infrastructure (NDOT) shall incorporate this zoning change and associated Urban Design Overlay (BL2025-831) in its analysis to address the potential impacts of the increase in entitlements resulting from the zoning change to the transportation infrastructure in the greater West Nashville area, specifically examining the Centennial Boulevard, 51<sup>st</sup> Avenue, Charlotte Avenue, and White Bridge Pike corridors.

INTRODUCED BY:

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Thom Druffel  
Member of Council

AMENDMENT NO. \_\_  
TO  
ORDINANCE NO. BL2025-831

Madam President –

I move to amend Ordinance No. BL2025-831 as follows:

- I. By substituting the current UDO document associated with this bill for the one attached hereto as Exhibit A.
- II. By adding the following recitals:

WHEREAS, the purpose of the Nations Urban Design Overlay and associated rezoning legislation is to expand housing options within the Nations neighborhood and encourage the redevelopment of industrial areas while maintaining and enhancing the neighborhood's character; and

WHEREAS, the UDO has specific requirements related to structural standards, material standards, landscape standards, access and parking standards, and bulk standards to ensure future development fits the scale and character of the Nations neighborhood; and

WHEREAS, the UDO includes heightened tree requirements, where additional tree density units (TDU) are required for new development than would otherwise be required, and under the existing tree requirements in the zoning code, retained existing trees have a higher TDU value assigned to them than replacement trees; and

WHEREAS, the UDO also addresses ongoing stormwater concerns by introducing an impervious surface ratio requirement on single family and two family construction that is not currently a requirement in the zoning code, as well as reducing the permitted impervious surface ratio for all other building types; and

WHEREAS, these additional standards and requirements instituted by the UDO will ensure that future development enabled by the associated rezoning will be harmonious with the surrounding neighborhood and not injurious to surrounding property owners.

INTRODUCED BY:

\_\_\_\_\_  
Rollin Horton  
Member of Council



# The Nations

## Urban Design Overlay

Prepared by:

The Metropolitan Council Office



**Ordinance Nos. BL2025-831 & BL2025-832**

<b>MPC Approval:</b>	<b>July 24, 2025</b>
<b>Council Introduction:</b>	<b>April 29, 2025</b>
<b>Substituted:</b>	<b>August 5, 2025</b>
<b>Council Adopted:</b>	
<b>Effective:</b>	



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# Section I: Introduction

## Intent

The purpose of the Nations Urban Design Overlay (UDO) and associated rezoning is to expand housing options within the Nations neighborhood and encourage the redevelopment of industrial areas while maintaining and enhancing the neighborhood's distinct character.

The UDO and associated rezoning will also bring the neighborhood into greater alignment with the vision and goals *NashvilleNext* has for the Nations by encouraging the transition of industrial areas into mixed-use extensions of the neighborhood.

## Goals

- Increase the variety of housing types within the neighborhood that prioritizes housing affordability and cohesiveness with existing neighborhood design characteristics.
- Preserve and reinforce traditional neighborhood mixed-use centers and corridors.
- Encourage the mixed-use redevelopment of industrial portions of the neighborhood into extensions of the neighborhood that feature a variety of housing types, third spaces, and essential commercial uses that are currently missing from the neighborhood while respecting the area's industrial heritage.

## How to Use This Document

- ⇒ **Determine the relevant base zoning:** Look up the base zoning of a parcel by using Parcel Viewer (<https://maps.nashville.gov/ParcelViewer/> ) . Parcels can be searched by address, parcel number, or parcel owner.
- ⇒ **Refer to the general standards:** All parcels within the UDO boundary are subject to the general standards found on pages 9-14 of this document.
- ⇒ **Refer to the applicable character area standards:** Use the overlay map on page 4 to determine the applicable character area. All parcels within the UDO fit into one of the four character areas: Residential Neighborhood, Neighborhood Center, Mixed-use Corridor, or Mixed-use Redevelopment.
- ⇒ **Ensure the proposed design and use(s) conform to the base zoning and UDO standards for the site.**

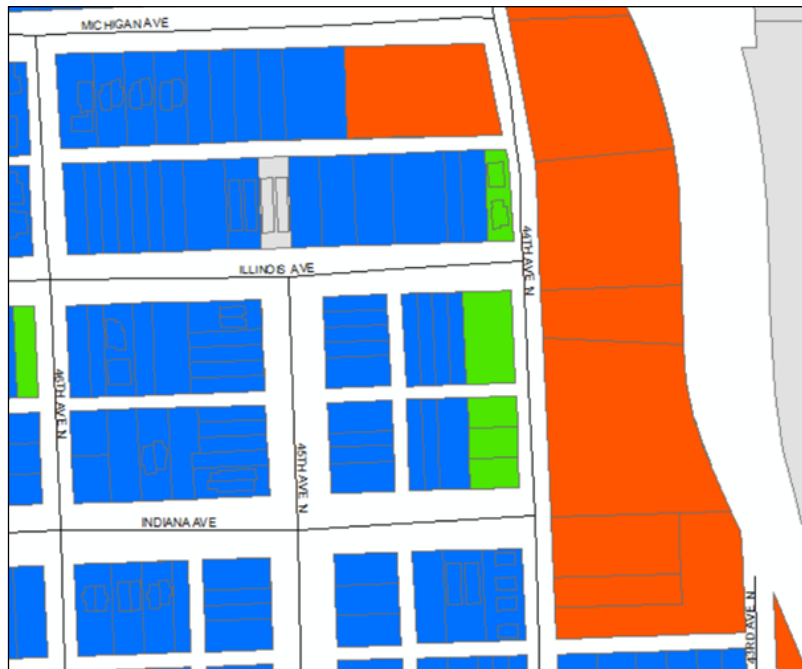


# The Nations UDO Map

## Legend

- Mixed-use Redevelopment Character Area
- Mixed-use Corridor Character Area
- Neighborhood Center Character Area
- Residential Neighborhood Character Area
- Property Not Included

## Map Details



**Illinois Ave & 44th Ave N**



**Morrow Rd & 60th Ave N**



**New York Ave & 57th Ave N**

# Section II: Application & Compliance

## Compliance Provisions

1. Full compliance with the standards of the UDO shall be required when any property within the UDO boundary is redeveloped or vacant property is developed.
2. When a building's occupiable square footage is being expanded, the expansion shall comply with all applicable UDO development standards.
3. When a new structure is built on a lot with multiple structures, the new structure shall comply with all applicable UDO development standards.

## Overlapping Codes & Plans

Base zoning district standards, including those within the Urban Zoning Overlay (UZO), that are not varied by the provisions set forth in the Nations Urban Design Overlay shall apply as appropriate to all property within the UDO boundary. If a property is zoned Specific Plan (SP) or within a Planned Unit Development Overlay (PUD), Historic Overlay, or Neighborhood Landmark Overlay then all standards contained within the SP or applicable overlay shall apply. The UDO standards shall apply for any standards not addressed in the SP or applicable overlay.



## Process

Prior to applying for a building permit, applicants shall apply for a UDO Final Site Plan Application with the Planning Department. The Final Site Plan shall be reviewed and approved by all departments prior to the issuance of the building permit.

Applicants are encouraged to contact Metro planning staff early in the design process for a pre-application meeting. Where physical constraints exist on a site within the UDO, the planning staff may review alternate design solutions that achieve the intent of the UDO.

Existing nonconforming structures can be modified or remodeled if the new construction does not allow the structure to become more noncompliant with the UDO standards contained herein.

Following the approval of the Final Site Plan, a Final Plat may be required to establish lots, rights-of-way, and easements.

## Modifications

Modifications to the standards of the UDO may be necessary due to site-specific issues. Any standard within the UDO may be modified as long as the following is met:

- the intent of the standard is met despite the modification;
- the modification results in better urban design for the neighborhood as a whole;
- the modification does not impede or burden existing or future development of adjacent properties.

The Planning Commission or Planning Department staff may approve modifications as follows:

- The Planning Department staff may approve minor modifications, those containing deviations of 25 percent or less of a numerical standard.
- Major modifications, deviations of more than 25 percent, shall be considered by the Planning Commission.

# Section III: UDO Standards

## General Standards

General standards apply to all parcels within the Nations UDO boundary, regardless of character area or building type. They shall be used in combination with the relevant character area standards.

Structural Standards	
Height	<ul style="list-style-type: none"><li>Height shall be measured from the average natural grade at the front property line to the roof ridge or parapet.</li></ul>
Massing	<ul style="list-style-type: none"><li>Buildings shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.</li><li>Wall planes for front façades shall not exceed 25 ft in length without a change in plane by means such as a porch, stoop, vertical recess or projection, or side-wing recess.</li><li>Changes in plane shall be related to the structure of the building, such as to designate entrances, organization of interior spaces, or differentiation of units.</li><li>False fronts, insubstantial parapets, or other changes in plane merely for visual effect are prohibited.</li><li>Multi-family structures with façades 40 ft wide or greater shall have porches or stoops that differentiate ground floor units. This requirement does not apply to mixed-use buildings with ground floor commercial or office space.</li></ul>
Façade Length	<ul style="list-style-type: none"><li>The maximum facade length shall be 200'. This calculation excludes balconies and other architectural features that are attached to the façade and do not include conditioned space. Modifications shall not apply to this standard.</li></ul>

## Material Standards

Materials	<ul style="list-style-type: none"> <li>• Building façades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, metal paneling or siding, and glass, or materials substantially similar in form and function as determined by MPC staff.</li> <li>• Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes.</li> </ul>
Glazing	<ul style="list-style-type: none"> <li>• Residential glazing along street facing façades shall be a minimum of 20%.</li> <li>• Mixed-use and non-residential glazing along street facing façades shall be a minimum of 40% on the ground floor and a minimum of 20% on upper floors.</li> <li>• Minimum glazing shall be measured from the top of the foundation to the roof line.</li> </ul>
Porches & Stoops	<ul style="list-style-type: none"> <li>• Front porches shall have a minimum clearance depth of 6 ft.</li> <li>• Front stoops shall have a minimum depth of 3 ft.</li> </ul>
Shutters	<ul style="list-style-type: none"> <li>• Shutters, if present, shall be sized to fit the corresponding window opening if closed.</li> </ul>
Fences & Walls	<ul style="list-style-type: none"> <li>• Fences and walls shall be constructed of durable, high quality materials such as wood, stone, masonry, or metal with the finished side facing outwards and all bracing located on the inside of the fence.</li> <li>• Chain link fences shall not be permitted.</li> <li>• Razor wire and barbed wire shall be prohibited.</li> <li>• Fences and walls within the street setback shall not exceed 4 ft. in height. Fences and walls along rear and side property lines shall not exceed 6 ft. in height.</li> </ul>

## Landscape Standards

Design	<ul style="list-style-type: none"> <li>Foundation plantings shall be used to soften transitions between foundations and walls along street facing façades.</li> <li>Tree and shrub species shall be chosen from the <a href="#">recommended tree and shrub list maintained by the Metro Urban Forester</a>. Non-recommended trees and prohibited shrubs shall not be used.</li> </ul>
Street Trees	<ul style="list-style-type: none"> <li>When sidewalks are required, street trees shall be planted within the furnishing zone of the sidewalk. These trees shall count towards a project's TDU requirement.</li> <li>When overhead utility lines are present, understory trees spaced every 20 ft. shall be planted; when overhead utility lines are not present, canopy trees spaced every 30 ft. shall be planted.</li> </ul>
Trees	<ul style="list-style-type: none"> <li>Tree preservation and replacement requirements shall conform to the requirements of Section 17.28.065 of the Metropolitan Code, excluding the required tree density.</li> <li>Mixed-use and multi-family properties shall attain a tree density factor of at least 28 units per acre using retained trees, replacement trees, or a combination of the two.</li> <li>Single-family and two-family properties shall attain a tree density factor of at least 22 units per acre using retained trees, replacement trees, or a combination of the two.</li> </ul>
Screening	<ul style="list-style-type: none"> <li>Service and utility elements including, but not limited to, waste bins and dumpsters, loading and maintenance facilities, HVAC equipment, meters, transformers, and other mechanical equipment shall be located out of view and/or screened from public streets.</li> <li>Screening plants shall be low-branching evergreen shrubs and trees equal in height or taller than the element being screened at the time of planting.</li> </ul>
Landscape Buffer	<ul style="list-style-type: none"> <li>Landscape Buffer Yard requirements shall conform to the requirements of Article III of Chapter 17.24 of the Metropolitan Code.</li> </ul>
Greenways Easement	<ul style="list-style-type: none"> <li>When a site abutting the Cumberland River and/or has area within its floodway, twenty-five-foot (25') Zone One, or fifty-foot (50') Zone Two water quality buffers is redeveloped, a Greenways easement that is consistent with Metro Greenway standards shall be required prior to the issuance of a building permit.</li> </ul>

## Access & Parking Standards

Pedestrian Access	<ul style="list-style-type: none"> <li>Pedestrian access shall be provided from any primary entrance to the primary street frontage. This access may be included within the driveway for single-family and two-family uses.</li> </ul>
Vehicular Access for Parcels with Alley Access	<ul style="list-style-type: none"> <li>Vehicular access shall only be from an alley for all parcels adjacent to an alley.</li> </ul>
Vehicular Access for Parcels without Alley Access	<ul style="list-style-type: none"> <li>Parcels without alley access are limited to one driveway per public street frontage. Reasonable efforts shall be made to consolidate circulation and minimize curb cuts.</li> <li><b>Properties located along the south side of Morrow Road without alley access shall comply with the following requirements:</b> properties shall be limited to one driveway per lot, for development of two or more lots, shared driveways shall be provided where possible, parking areas shall be located in the rear or on the side of the residence, garages shall be side- or rear-loaded only. Front-loaded garages shall be prohibited.</li> </ul>
Driveways	<ul style="list-style-type: none"> <li>No driveway or parking pad shall be located in front of the primary façade, facing the street.</li> <li>Driveways loading from a street for single-family uses shall be no more than 12 ft. wide; Driveways loading from a street for two-family and 3-4 unit multi-family uses shall be no more than 18 ft. wide for the first 20 ft.</li> <li>Driveways shall be located at least 2 ft from a side property line. Shared access drives shall be permitted to the property line.</li> </ul>
Drive-throughs	<ul style="list-style-type: none"> <li>Drive-throughs shall be prohibited.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>No parking areas shall be located between the front of a primary façade and a public street.</li> <li>Parking requirements shall conform to the requirements of <a href="#">Sections 17.20.030, 17.20.040, &amp; 17.20.050 of the Metropolitan Code</a>.</li> </ul>
Bicycle Parking	<ul style="list-style-type: none"> <li>Bicycle parking shall meet the requirements of <a href="#">Section 17.20.135 of the Metropolitan Code</a>.</li> </ul>
Sidewalks	<ul style="list-style-type: none"> <li>Sidewalks shall be required where determined to be necessary infrastructure consistent with applicable law.</li> </ul>
Transit	<ul style="list-style-type: none"> <li>Transit facilities shall be required where determined to be necessary infrastructure based on existing facilities and proposed transit lines adopted through NashvilleNext and Choose How You Move, consistent with applicable law.</li> </ul>

## Detached Accessory Dwelling Unit (DADU) Standards

General	<ul style="list-style-type: none"> <li>Any DADU standards not addressed within the UDO must follow Section 17.16.030G of the Metropolitan Zoning Code.</li> <li>A DADU can be an independent structure or it can be incorporated in an accessory structure on the same lot as the principal single-family structure.</li> <li>DADUs are only permitted as an accessory use to single-family uses on lots where the applicable zoning district permits the DADU use.</li> </ul>
Height	<ul style="list-style-type: none"> <li>The top elevation of a DADU shall not exceed the top elevation of the principal structure.</li> </ul>
Massing	<ul style="list-style-type: none"> <li>A DADU shall maintain a proportional mass, size, and height to ensure it is not larger than or extends into the side setback of the principal structure.</li> <li>The living space of a DADU shall not exceed 800 sq. ft.</li> </ul>
Design	<ul style="list-style-type: none"> <li>The DADU shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> <li>Accessory structures where the DADU is located on the second floor shall enclose the stairs interior to the structure and properly fire rate them per the applicable life safety standards found in the code editions adopted by the Metropolitan Government of Nashville.</li> </ul>

## Industrial Use Standards

Landscape Buffer	<ul style="list-style-type: none"> <li>Properties containing an industrial use shall provide a Type D-3 buffer yard as outlined <a href="#">Figure 17.24.240D of the Metropolitan Code</a> with the addition of a 8 ft. masonry wall or opaque wood fence constructed of naturally rot resistant wood along all property lines.</li> <li>If the required buffer yard area exceeds 20% of the total lot area, a Type D-5 buffer yard may be used in place of the above required modified D-3 buffer yard.</li> </ul>
Fences & Walls	<ul style="list-style-type: none"> <li>Fences and walls shall be constructed of durable, high quality materials such as wood, stone, masonry, or metal with the finished side facing outwards and all bracing located on the inside of the fence.</li> <li>Chain link fences shall only be permitted on internal areas of the property that are not visible from the right-of-way or adjacent properties containing residential uses.</li> <li>Razor wire and barbed wire shall be prohibited along any property line adjacent to a public right-of-way or property containing a residential use.</li> </ul>

*\* Parcels being developed or redeveloped with industrial uses, excluding artisan distillery, microbrewery, and tasting room uses, as the majority of uses on the parcel shall only meet the above standards. Base zoning district standards and other requirements within the Metropolitan Code, including those within the Urban Zoning Overlay (UZO), that are not varied by the provisions above shall apply as appropriate. Artisan distillery, microbrewery, and tasting room uses shall meet the full standards of this UDO, excluding the above standards.*



## Residential Neighborhood Character Area Standards

The standards below apply to all parcels within the Residential Neighborhood Character Area. They shall be used in combination with the general standards.

### Bulk Standards

Minimum Lot Size	<ul style="list-style-type: none"><li>• None</li></ul>
Maximum Street Frontage	<ul style="list-style-type: none"><li>• The maximum street frontage for any lot or any assemblage of lots for a single development shall be 100 ft. for the primary street frontage and 150 ft. for the secondary street frontage, if present.</li></ul>
Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"><li>• Single-family: 0.40</li><li>• Two-family: 0.50</li><li>• Multi-family: 0.65</li></ul>
Minimum Required Setbacks	<ul style="list-style-type: none"><li>• Street: Primary: 85% of the average of the primary street setback of the 2 developed lots abutting each side of the lot; Secondary: 10 ft.</li><li>• Side: 5 ft.</li><li>• Rear: 5 ft.</li></ul>
Height	<ul style="list-style-type: none"><li>• Single-family: 35 ft.</li><li>• Two-family: 35 ft.</li><li>• Detached multi-family and townhomes: 35 ft.</li><li>• Stacked flats multi-family: 35 ft. on interior lots; 45 ft. on corner lots</li></ul>
Roof Type	<ul style="list-style-type: none"><li>• Pitched roof shall be required. The pitch minimum shall be 4:12.</li></ul>

## Rear Structure Standards

Height	<ul style="list-style-type: none"> <li>The top elevation of rear principal structure in a two-family front-to-back lot configuration or an accessory structure shall not exceed the top elevation of the front principal structure.</li> </ul>
Massing	<ul style="list-style-type: none"> <li>A rear principal structure in a two-family front-to-back lot configuration shall maintain a proportional mass, size, and height to ensure it is not larger than the front principal structure.</li> <li>The building coverage of an accessory structure shall be limited to 50% of the building coverage of the principal structure(s), but in no case shall exceed 1,500 sq. ft. An accessory structure shall maintain a proportional mass, size, and height to ensure it is not larger than the front principal structure.</li> </ul>
Design & Location	<ul style="list-style-type: none"> <li>Rear principal structures in two-family front-to-back lot configurations or accessory structures shall be of similar or complementary style, design and material as used for the principal structure and shall use similar or complementary architectural characteristics, including roof form and pitch, to the existing principal structure.</li> <li>Accessory structures shall be located to the rear of the principal structure(s) and within the setbacks established by the UDO.</li> </ul>



*The UDO standards would encourage development consistent with the existing scale, massing, roof type, and with driveways at the read and access taken from the alley.*

*Two story stacked flats multi-family structures can blend into the existing residential streetscape and provide additional housing options. Corner lots provide the opportunity for a modest increase in height to accommodate additional dwelling units.*



# Neighborhood Center Character Area Standards

The standards below apply to all parcels within the Neighborhood Center Character Area. They shall be used in combination with the general standards.

## Bulk Standards

Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"> <li>• Single-family: 0.40</li> <li>• Two-family: 0.50</li> <li>• Multi-family: 0.65</li> <li>• Mixed-use/Non-residential: 0.70</li> </ul>
Minimum Required Setbacks	<ul style="list-style-type: none"> <li>• Side: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 0 ft except when adjacent to a Single-family, two-family, and detached multi-family use where a 5 ft. setback is required.</li> <li>• Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.</li> </ul>
Street Setback or Build-to Zone	<ul style="list-style-type: none"> <li>• Single-family, two-family, and detached multi-family structures shall have street setbacks meeting the standard of the Residential Neighborhood Character Area.</li> <li>• Townhomes, stacked flats multi-family, and mixed-use/non-residential structures shall have a build-to zone of 0 to 15 ft.</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Single-family: 35 ft.</li> <li>• Two-family: 35 ft.</li> <li>• Detached multi-family and townhomes: 45 ft.</li> <li>• Stacked flats multi-family and mixed-use/non-residential: 45 ft.</li> </ul>
Roof Type	<ul style="list-style-type: none"> <li>• For single-family and two-family, pitched roofs are required with the minimum pitch being 4:12.</li> </ul>



## Development Bonuses

Height	<ul style="list-style-type: none"> <li>A stacked flats multi-family or mixed-use development is entitled to an additional 15 ft. of height if a minimum of 25% of the residential units within the development are 3 or more bedrooms or a minimum of 50% of the residential units within the development are 2 or more bedrooms. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the multi-bedroom units utilized to obtain eligibility for this bonus shall be maintained for the life of the building.</li> </ul>
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> <li>Refer to the base zoning.</li> <li>Any development shall be eligible for the FAR bonus granted by <a href="#">Subsection 17.12.070.B</a> of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection.</li> <li>When fronting a collector or arterial, sites may utilize the Adaptive Residential Development Floor Area identified in Zoning Code Chapter 17.16.030 (F)(3). All other design standards shall refer to the UDO.</li> </ul>



## Mixed-use Corridor Character Area Standards

The standards below apply to all parcels within the Neighborhood Center Character Area. They shall be used in combination with the general standards.

Bulk Standards	
Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"> <li>• Single-family: 0.40</li> <li>• Two-family: 0.50</li> <li>• Multi-family: 0.80</li> <li>• Mixed-use/Non-residential: 0.80</li> </ul>
Minimum Required Setbacks	<ul style="list-style-type: none"> <li>• Side: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 0 ft except when adjacent to a Single-family, two-family, and detached multi-family use where a 5 ft. setback is required.</li> <li>• Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.</li> </ul>
Build-to Zone	<ul style="list-style-type: none"> <li>• All principal structures shall have a build-to zone of 0 to 15 ft.</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Single-family: 35 ft.</li> <li>• Two-family: 35 ft.</li> <li>• Detached multi-family and townhomes: 45 ft.</li> <li>• Stacked flats multi-family and mixed-use/non-residential: 60 ft.</li> </ul>
Roof Type	<ul style="list-style-type: none"> <li>• For single-family and two-family, pitched roofs are required with the minimum pitch being 4:12.</li> </ul>

# Development Bonuses

Height	<ul style="list-style-type: none"> <li>A stacked flats multi-family or mixed-use development is entitled to an additional 15 ft. of height if a minimum of 25% of the residential units within the development are 3 or more bedrooms or a minimum of 50% of the residential units within the development are 2 or more bedrooms. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the multi-bedroom units utilized to obtain eligibility for this bonus shall be maintained for the life of the building.</li> </ul>
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> <li>Refer to the base zoning.</li> <li>Any mixed use or residential development shall be eligible for the FAR bonus granted by <a href="#">Subsection 17.12.070.B</a> of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection.</li> <li>When fronting an arterial boulevard, sites may utilize the Adaptive Residential Development Floor Area identified in Zoning Code Chapter 17.16.030 (F)(3). All other design standards shall refer to the UDO.</li> <li>The preservation of any traditionally industrial structure already present on a property, such as a silo, water tower, or storage tank, that is at least 50 years old shall result in a bonus floor area of 3 sq. ft. per 1 sq. ft. of the footprint of the structure being persevered. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the structure(s) shall be preserved and maintained for perpetuity.</li> <li>Properties incorporating grocery store, day care center, or daycare home uses shall receive a bonus floor area of 1 sq. ft. per 1 sq. ft. of the eligible use provided. Portions of the property demarcated for such eligible uses on the site shall be used for those uses for a minimum period of 10 years. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the portion of the property delineated for use as a grocery store or day care center shall be used for such uses for a minimum period of 10 years beginning with the issuance of a use and occupancy permit.</li> </ul>



# Mixed-use Redevelopment Character Area Standards

The standards below apply to all parcels within the Neighborhood Center Character Area. They shall be used in combination with the general standards.

Bulk Standards	
Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"> <li>• Single-family: 0.40</li> <li>• Two-family: 0.50</li> <li>• Multi-family: 0.80</li> <li>• Mixed-use/Non-residential: 0.80</li> </ul>
Minimum Required Setbacks	<ul style="list-style-type: none"> <li>• Side: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 0 ft except when adjacent to a Single-family, two-family, and detached multi-family use where a 5 ft. setback is required.</li> <li>• Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.</li> </ul>
Build-to Zone	<ul style="list-style-type: none"> <li>• All principal structures shall have a build-to zone of 0 to 15 ft.</li> <li>• Principal structures fronting onto a publicly accessible greenspace or plaza shall be exempt from the build-to zone requirement.</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Single-family: 35 ft.</li> <li>• Two-family: 35 ft.</li> <li>• Detached multi-family and townhomes: 45 ft.</li> <li>• Stacked flats multi-family and mixed-use/non-residential: 75 ft., except where the property is adjacent to or across an alley from a property within the Residential Neighborhood Character Area, where the maximum height shall be 60 ft.</li> </ul>
Roof Type	<ul style="list-style-type: none"> <li>• For single-family and two-family, pitched roofs are required with the minimum pitch being 4:12.</li> </ul>



## Development Bonuses

Floor Area Ratio (FAR)	<ul style="list-style-type: none"> <li>• Refer to the base zoning.</li> <li>• Any mixed use or residential development shall be eligible for the FAR bonus granted by <a href="#">Subsection 17.12.070.B</a> of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection.</li> <li>• The preservation of any traditionally industrial structure already present on a property, such as a silo, water tower, or storage tank, that is at least 50 years old shall result in a bonus floor area of 3 sq. ft. per 1 sq. ft. of the footprint of the structure being persevered. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the structure(s) shall be preserved and maintained for perpetuity.</li> <li>• Properties incorporating a publicly accessible greenspace or plaza shall receive a bonus floor area of 6 sq. ft. per 1 sq. ft. of greenspace or plaza provided. Eligible greenspaces and plazas shall provide a minimum depth of 20 feet from the adjacent street and a minimum area of five hundred square feet. The floor of any building located at the greenspace or plaza level shall provide individual establishments such as restaurants or retail sales that open directly to the greenspace or plaza. Up to fifty percent of a plaza area may be utilized as a sidewalk cafe. When feasible, pedestrian linkages shall be provided to greenspaces and plazas located on adjacent lots.</li> <li>• Properties incorporating grocery store or day care center uses shall receive a bonus floor area of 1 sq. ft. per 1 sq. ft. of the eligible use provided. Portions of the property demarcated for such eligible uses on the site shall only be used for those uses for a period of 10 years. Prior to the issuance of a building permit, an instrument shall be prepared and recorded with the register's office covenanting that the portion of the property delineated for use as a grocery store or day care center shall only be used for such uses for a period of 10 years beginning with the issuance of a use and occupancy permit.</li> </ul>
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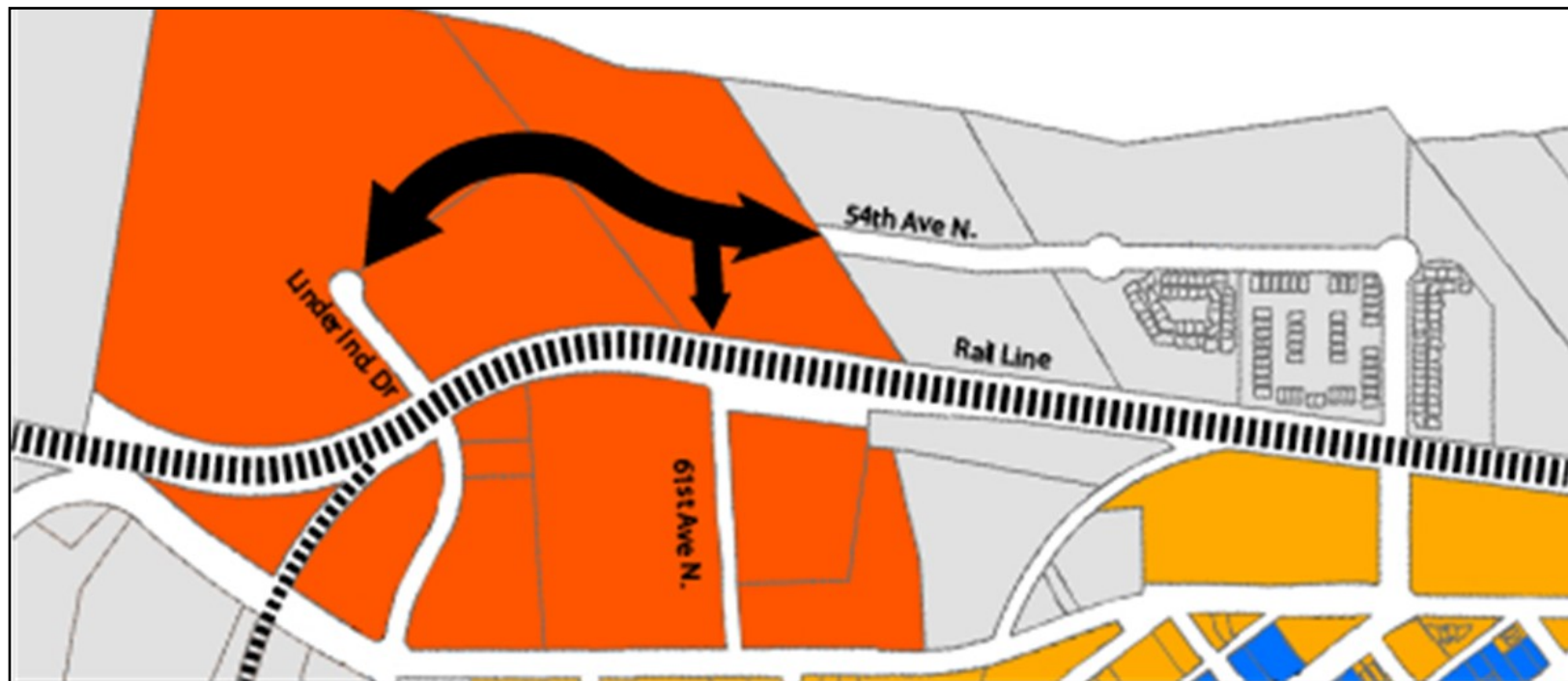
*Industrial structures, such as silos, water towers, and storage tanks, contribute to the sense of place and are defining features of the Nations. Such structures should be preserved when feasible.*

*Large scale multi-family and mixed use developments are appropriate in the Mixed-use Redevelopment Character Area. These developments provide additional housing choice within the neighborhood.*



## Future Roadway Requirements

- Within the Mixed-Use Redevelopment Character Area west of 54th Ave N, any redevelopment of this area to mixed-use, office, or residential uses shall extend 54th Ave north to provide a connection to Linder Industrial Drive.
- A secondary or emergency access to 61st Ave N is recommended, if feasible, and approved by NDOT, the railroad, and Metro Planning. The determination of feasibility shall be made by NDOT and Metro Planning.
- The right-of-way width shall be consistent with the existing right-of-way for 54th Ave N which is 70 feet wide.
- Improvements to Linder Industrial Drive may be necessary, as recommended by NDOT and any future traffic analysis.
- The properties may be developed together as one development, or in phases. However, the timing of the connection to Linder Industrial Drive will be determined by the Planning Department and NDOT at the time of development based on the scope of development.



# Appendix

## Glossary of General Terms

Words and phrases in the text or tables of this urban design overlay shall be interpreted in accordance with the provisions set forth in this glossary. Where a word or phrase has not been defined, the definition found in Section 17.04.060 of the Metropolitan Code shall be used. Where a word or phrase has not been defined in this glossary or in Title 17 of the Metropolitan Code, the definition in the most current edition of Webster's Unabridged Dictionary shall be used, and the Planning Department staff shall have the right to interpret the definition of the word or phrase.

- **Accessory Structure:** A building or structure detached from a principal structure located on the same parcel or lot that is customarily incidental and subordinate to the principal building. These structures shall not be used for commercial activity unless authorized by base zoning, overlay, or appropriate use permit.
- **Building Coverage:** The portion of the lot or parcel area that is covered by building area.
- **Build-to Zone:** The area within a given parcel or lot indicating where the building frontage must be located as measured from the property line.
- **Detached Multi-family:** See multi-family, detached.
- **Drive-through:** The use of land, buildings, or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant, window, or automated machine, to persons remaining in motorized vehicles that are in a designated stall, stacking lane, or queuing space.
- **Façade:** The vertical face of a building that is substantially in one plane and is composed from the following architectural components: exterior walls; columns or other vertical structural elements; windows; doors; roof edges; permanently roofed recesses; and arcades, balconies, or porches with permanent roofs supported by vertical structural supports.

- **Façade, Primary:** The façade of a building that contains a principal pedestrian entrance and is oriented towards a street, plaza, or open space.
- **Foundation Planting:** A group of plants planted in immediate proximity to the foundation of a building or structure to blend the structure with its setting and obscure undesirable features of the foundation.
- **Glazing:** The portion of the façade of a building occupied by clear glass that permits natural light to enter the building.
- **Mixed-use:** The inclusion of multi-family residential and non-residential uses in the same building or on the same lot or parcel.
- **Multi-family:** Three or more dwelling units located on the same lot or parcel.
- **Multi-family, Detached:** Three or more dwelling units located on the same lot or parcel that are not structurally connected to each other.
- **Multi-family, Stacked Flats:** Three or more dwelling units that share common walls within the same multi-level building or in multiple multi-level buildings on the same lot or parcel where dwelling units are located on top of each other.
- **Multi-family, Townhome:** Three or more dwelling units located on the same lot or parcel that share at least one common wall but are not located on top of each other.
- **Plaza:** A paved public open space within a developed area and suitable for civic, cultural, and commercial events or gatherings. Parking areas shall not be considered plazas.
- **Primary Street Frontage:** See street frontage, primary.
- **Principal Structure:** A building or structure that contains the principal use on a lot or parcel.
- **Secondary Street Frontage:** See street frontage, secondary.

- **Shared Access Drive:** A driveway serving two or more lots or parcels.
- **Single-family:** One dwelling unit located on a lot or parcel.
- **Stacked Flats Multi-family:** See multi-family, stacked flats.
- **Stoop:** a raised platform no more than 6 feet in width and approached by stairs that leads to an entrance to a building.
- **Street Frontage:** The property line of a lot or parcel that abuts a street.
- **Street Frontage, Primary:** The street frontage to which the principal structure is oriented towards.
- **Street Frontage, Secondary:** On a corner lot, the street frontage that the principal structure is not oriented towards.
- **Townhome:** See multi-family, townhome.
- **Two-family:** Two dwelling units located on a lot or parcel, either in a single building or in two separate buildings.

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