

SUBSTITUTE ORDINANCE NO. BL2023-79

An ordinance amending Section 17.12.040 of the Metropolitan Code, Zoning Regulations regarding covered front porches within the required street setback (Proposal No. 2023Z-008TX-001).

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

Section 1. That Section 17.12.040, Subsection E.3, of the Metropolitan Code of Laws is hereby amended by deleting it in its entirety and replacing it with the following:

3. Awnings, patio covers, or canopies projecting not more than six feet from a building wall over a required setback;

Section 2. That Section 17.12.040, Subsection E, of the Metropolitan Code of Laws is hereby amended by adding the following subsection:

32. Covered front porches in residential districts extending no more than six feet into the required street setback, provided that the following are met:
 - a. The porch shall not be enclosed,
 - b. There shall be no enclosed space above the porch or enclosed habitable space below the porch.
 - c. The porch shall be located at least ten feet from the right-of-way.

Section 3. 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 4. 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:

Emily Benedict
Member of Council