

The Nations

Urban Design Overlay

Prepared by:

The Metropolitan Council Office



SUBSTITUTE UDO

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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

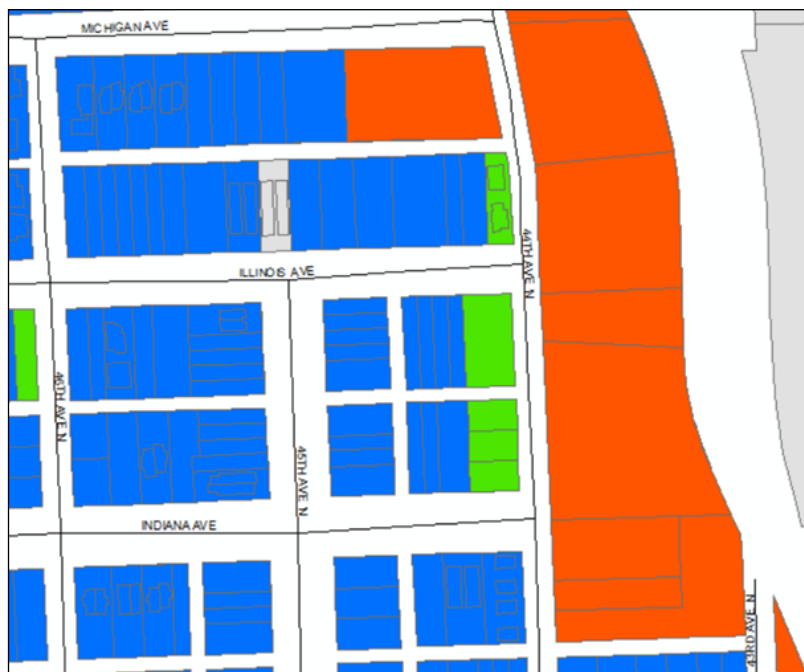
- ⇒ **Determine the relevant base zoning:** Look up the base zoning of a parcel by using Parcel Viewer (<https://maps.nashville.gov/ParcelViewer/>) . Parcels can be searched by address, parcel number, or parcel owner.
- ⇒ **Refer to the general standards:** All parcels within the UDO boundary are subject 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

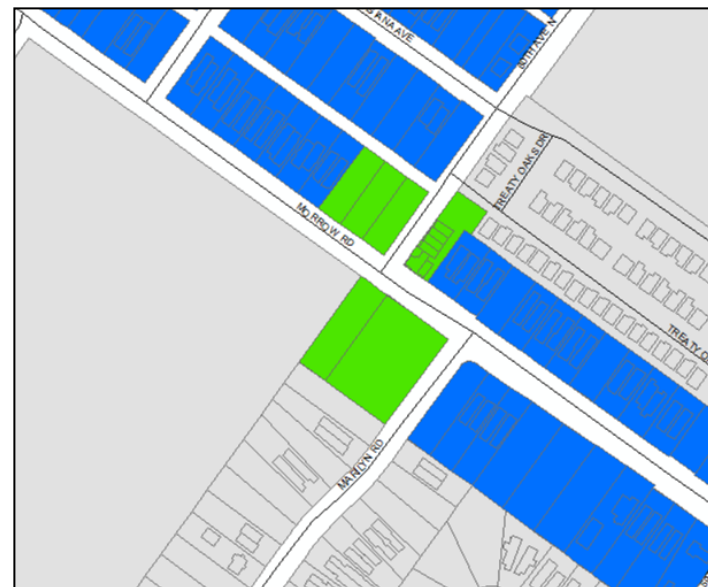
Legend

- 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">• Height shall be measured from the average natural grade at the front property line to the roof ridge or parapet.
Massing	<ul style="list-style-type: none">• Buildings shall avoid long, monotonous, uninterrupted walls or roof planes facing streets.• 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.• 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.• False fronts, insubstantial parapets, or other changes in plane merely for visual effect are prohibited.• 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.
Façade Length	<ul style="list-style-type: none">• 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.

Material Standards

Materials	<ul style="list-style-type: none"> • 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. • 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.
Glazing	<ul style="list-style-type: none"> • Residential glazing along street facing façades shall be a minimum of 20%. • 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. • Minimum glazing shall be measured from the top of the foundation to the roof line.
Porches & Stoops	<ul style="list-style-type: none"> • Front porches shall have a minimum clearance depth of 6 ft. • Front stoops shall have a minimum depth of 3 ft.
Shutters	<ul style="list-style-type: none"> • Shutters, if present, shall be sized to fit the corresponding window opening if closed.
Fences & Walls	<ul style="list-style-type: none"> • 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. • Chain link fences shall not be permitted. • Razor wire and barbed wire shall be prohibited. • 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.

Landscape Standards

Design	<ul style="list-style-type: none"> Foundation plantings shall be used to soften transitions between foundations and walls along street facing façades. Tree and shrub species shall be chosen from the recommended tree and shrub list maintained by the Metro Urban Forester. Non-recommended trees and prohibited shrubs shall not be used.
Street Trees	<ul style="list-style-type: none"> 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. 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.
Trees	<ul style="list-style-type: none"> Tree preservation and replacement requirements shall conform to the requirements of Section 17.28.065 of the Metropolitan Code, excluding the required tree density. 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. 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.
Screening	<ul style="list-style-type: none"> 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. 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.
Landscape Buffer	<ul style="list-style-type: none"> Landscape Buffer Yard requirements shall conform to the requirements of Article III of Chapter 17.24 of the Metropolitan Code.
Greenways Easement	<ul style="list-style-type: none"> 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.

Access & Parking Standards

Pedestrian Access	<ul style="list-style-type: none"> 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.
Vehicular Access for Parcels with Alley Access	<ul style="list-style-type: none"> Vehicular access shall only be from an alley for all parcels adjacent to an alley.
Vehicular Access for Parcels without Alley Access	<ul style="list-style-type: none"> 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. Properties located along the south side of Morrow Road without alley access shall comply with the following requirements: 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.
Driveways	<ul style="list-style-type: none"> No driveway or parking pad shall be located in front of the primary façade, facing the street. 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. Driveways shall be located at least 2 ft from a side property line. Shared access drives shall be permitted to the property line.
Drive-throughs	<ul style="list-style-type: none"> Drive-throughs shall be prohibited.
Parking	<ul style="list-style-type: none"> No parking areas shall be located between the front of a primary façade and a public street. Parking requirements shall conform to the requirements of Sections 17.20.030, 17.20.040, & 17.20.050 of the Metropolitan Code.
Bicycle Parking	<ul style="list-style-type: none"> Bicycle parking shall meet the requirements of Section 17.20.135 of the Metropolitan Code.
Sidewalks	<ul style="list-style-type: none"> Sidewalks shall be required where determined to be necessary infrastructure consistent with applicable law.
Transit	<ul style="list-style-type: none"> 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.

Detached Accessory Dwelling Unit (DADU) Standards

General	<ul style="list-style-type: none"> Any DADU standards not addressed within the UDO must follow Section 17.16.030G of the Metropolitan Zoning Code. 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. DADUs are only permitted as an accessory use to single-family uses on lots where the applicable zoning district permits the DADU use.
Height	<ul style="list-style-type: none"> The top elevation of a DADU shall not exceed the top elevation of the principal structure.
Massing	<ul style="list-style-type: none"> 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. The living space of a DADU shall not exceed 800 sq. ft.
Design	<ul style="list-style-type: none"> 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. 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.

Industrial Use Standards

Landscape Buffer	<ul style="list-style-type: none"> Properties containing an industrial use shall provide a Type D-3 buffer yard as outlined Figure 17.24.240D of the Metropolitan Code with the addition of a 8 ft. masonry wall or opaque wood fence constructed of naturally rot resistant wood along all property lines. 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.
Fences & Walls	<ul style="list-style-type: none"> 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. 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. 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.

** 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">• None
Maximum Street Frontage	<ul style="list-style-type: none">• 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.
Maximum Impervious Surface Ratio (ISR)	<ul style="list-style-type: none">• Single-family: 0.40• Two-family: 0.50• Multi-family: 0.65
Minimum Required Setbacks	<ul style="list-style-type: none">• 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.• Side: 5 ft.• Rear: 5 ft.
Height	<ul style="list-style-type: none">• Single-family: 35 ft.• Two-family: 35 ft.• Detached multi-family and townhomes: 35 ft.• Stacked flats multi-family: 35 ft. on interior lots; 45 ft. on corner lots
Roof Type	<ul style="list-style-type: none">• Pitched roof shall be required. The pitch minimum shall be 4:12.

Development Bonuses

Height	<ul style="list-style-type: none"> A stacked flats multi-family development located on an interior lot is entitled to an additional 15 ft. of height if a minimum of 25% of the units within the development are 3 or more bedrooms or a minimum of 50% of the 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.
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Rear Structure Standards

Height	<ul style="list-style-type: none"> 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.
Massing	<ul style="list-style-type: none"> 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. 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.
Design & Location	<ul style="list-style-type: none"> 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. Accessory structures shall be located to located to the rear of the principal structure(s) and within the setbacks established by the UDO.



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

Development Bonuses

Height	<ul style="list-style-type: none"> 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.
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Refer to the base zoning. Any development shall be eligible for the FAR bonus granted by Subsection 17.12.070.B of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection. 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.



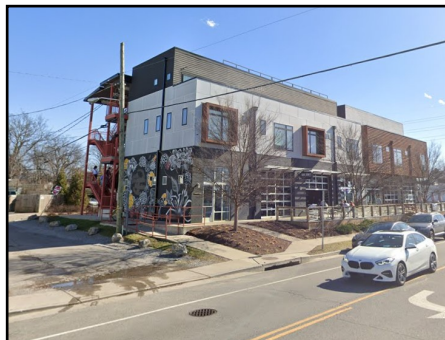
Mixed-use Corridor Character Area Standards

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

Development Bonuses

Height	<ul style="list-style-type: none"> 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.
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> Refer to the base zoning. Any mixed use or residential development shall be eligible for the FAR bonus granted by Subsection 17.12.070.B of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection. 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. 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. 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



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"> • Single-family: 0.40 • Two-family: 0.50 • Multi-family: 0.80 • Mixed-use/Non-residential: 0.80
Minimum Required Setbacks	<ul style="list-style-type: none"> • 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. • Rear: Single-family, two-family, and detached multi-family: 5 ft.; Townhomes, stacked flats multi-family, and mixed-use/non-residential: 20 ft.
Build-to Zone	<ul style="list-style-type: none"> • All principal structures shall have a build-to zone of 0 to 15 ft. • Principal structures fronting onto a publicly accessible greenspace or plaza shall be exempt from the build-to zone requirement.
Height	<ul style="list-style-type: none"> • Single-family: 35 ft. • Two-family: 35 ft. • Detached multi-family and townhomes: 45 ft. • 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.
Roof Type	<ul style="list-style-type: none"> • For single-family and two-family, pitched roofs are required with the minimum pitch being 4:12.

Development Bonuses

<p>Floor Area Ratio (FAR)</p>	<ul style="list-style-type: none"> • Refer to the base zoning. • Any mixed use or residential development shall be eligible for the FAR bonus granted by Subsection 17.12.070.B of the Metropolitan Code provided that such development meets the requirements and restrictions for the bonus within the subsection. • 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. • 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. • 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
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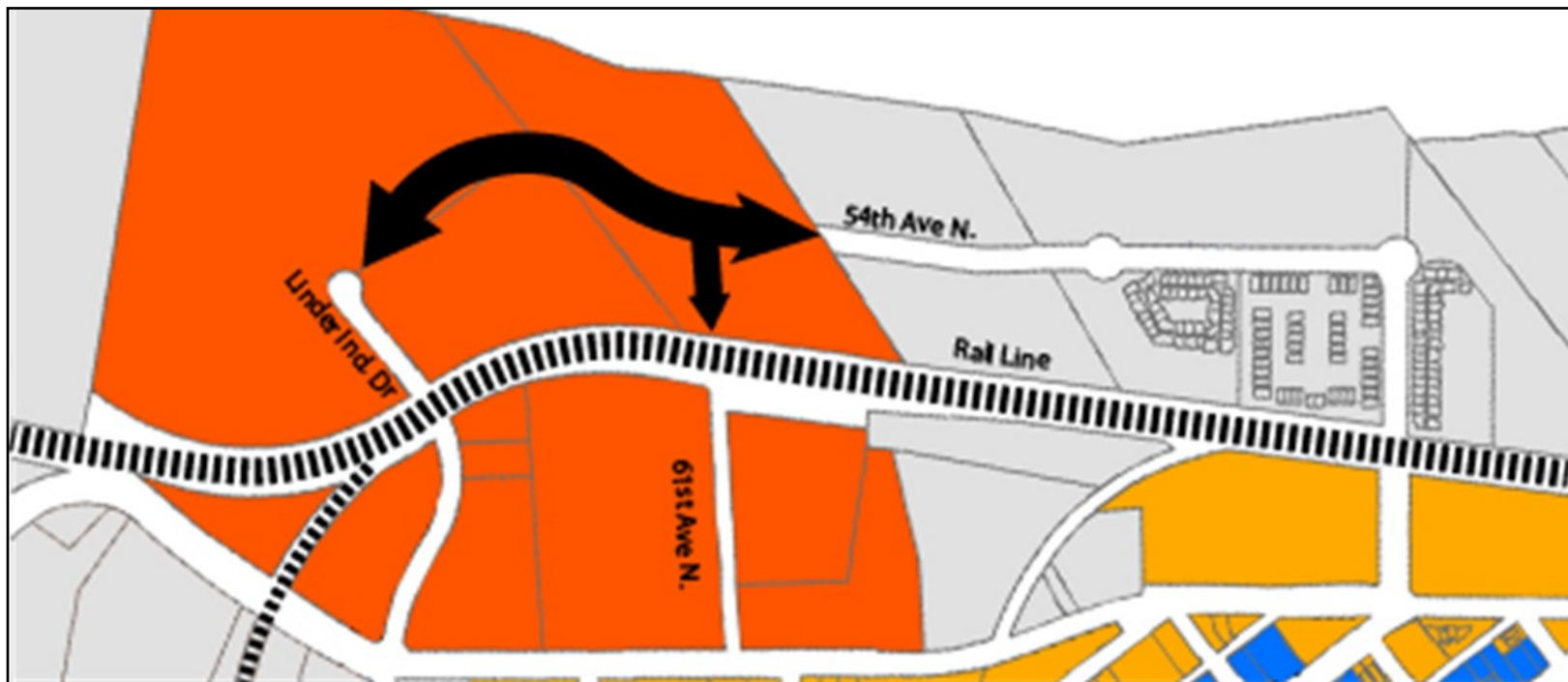
Large scale multi-family and mixed use developments are appropriate in the Mixed-use Redevelopment Character Area. These developments provide additional housing choice within the neighborhood.

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.



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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