AMENDMENT NO.___

TO

ORDINANCE NO. BL2025-1006

Madam President,

I move to amend Ordinance No. BL2025-1006 by:

I. Deleting Exhibit A in its entirety and replacing it with the attached Exhibit A.

II. Amending Section 7 as follows:

Section 7. Section 2 of this Ordinance shall take effect on February 27, 2026, following 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. The remainder of this ~~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.

SPONSORED BY:

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Jacob Kupin
Member of Council

Exhibit A

Table 17.12.020A
SINGLE-FAMILY AND TWO-FAMILY DWELLINGS

Zoning District	Minimum Lot Area (in sq. ft.)	Maximum Building Coverage	Minimum Rear Setback (in ft.)	Minimum Side Setback (in ft.)	Maximum Height
RS30, R30	30,000	0.30	20	15	~~3~~ 2.5 stories See Notes 6 & 7
RS20, R20	20,000	0.35	20	10	~~3~~ 2.5 stories See Notes 6 & 7
RS15, R15	15,000	0.35	20	10	~~3~~ 2.5 stories See Notes 6 & 7
RS10, R10	10,000	0.40	20	5	~~3~~ 2.5 stories See Notes 6 & 7
R8, R8-A	8,000	0.45	20	5	~~3~~ 2.5 stories See Notes 6 & 7
RS7.5, RS7.5-A	7,500	0.45	20	5	~~3~~ 2.5 stories See Notes 6 & 7
R6, R6-A	6,000	0.50	20	5	~~3~~ 2.5 stories See Notes 6 & 7
RS5, RS5-A	5,000	0.50	20	5	~~3~~ 2.5 stories See Notes 6 & 7
RS3.75, RS3.75-A	3,750	0.60	20	3	~~3~~ 2.5 stories See Notes 6 & 7

Note 4: In addition to the height restrictions in [Section] 17.12.060, the height of two detached dwelling units on a single lot cannot exceed a ratio of 1.0 horizontal to 1.5 vertical for each structure. ~~Maximum height shall be measured from the natural grade. The natural grade shall be determined based on the average elevation of most exterior corners of the front facade, to the roof line. Natural grade is the base ground elevation prior to grading.~~ The appropriate height shall be determined by the metro historic zoning commission for properties within a historic overlay. Notwithstanding the above provisions, two-family structures legally constructed prior to the effective date of this ordinance may remove the connector required under the previous definition of two-family, regardless of the height of the units.

Note 6: Maximum height to eave/parapet limited to 24 feet; maximum height to roof ridge line limited to 35 feet, excluding elevator or stair bulkheads and chimneys or flues. If fifty percent or more of the existing structures on the same block face and oriented to the same street are more than 35 feet in height, then the maximum height is limited to 3 stories in 45 feet. Any exposed foundation in an existing structure on the same block face and oriented to the same street shall count toward the height of that structure.

Note 7: Within the area bounded to the north by Interstate 65, to the west by Interstates 65 & 40, to the south by Interstate 40, and to the east by Interstate 24, the maximum allowed height shall be 3 stories in 45 feet. The eave and ridge height maximums established in Note 6 shall not apply to single-family and two-family permits within the area described in this note.

Note 8: For all districts, height shall be measured from the average grade plane post-development.