File #: BL2024-186, **Version:** 1

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, to add the two-family use as a conditionally permitted use to the RS and RS-A zoning districts and amend the conditions for the two-family use in the AG, AR2A, R, and R-A zoning districts, all of which is more particularly described herein (Proposal No. 2024Z-006TX-001).

WHEREAS, two-family homes are a critical component of missing middle housing; and

WHEREAS, the Affordable Housing Task Force Report dated June 8, 2021 called on the Metropolitan Government to review zoning and land use policies and processes to better streamline middle housing creation and conversion; and

WHEREAS, NashvilleNext calls on Nashville to provide a wider variety of housing types within neighborhoods, including missing middle housing, to address affordability and scale needs; and

WHEREAS, administration of the zoning code regarding the creation of new two-family dwelling units requires disproportionate government resources relative to the amount of housing created; and

WHEREAS, revision of two-family rules would streamline Metropolitan Nashville government processes related to missing middle housing creation.

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

Section 1. That Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, as shown in Exhibit A.

Section 2. 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 3. 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.