



Metropolitan Nashville and Davidson County, TN

Legislation Text

File #: BL2023-1691, **Version:** 1

An Ordinance amending Section 17.12.030 of the Metropolitan Code, Zoning Regulations regarding street setbacks and building orientation for residential corner lots (Proposal No. 2023Z-002TX-001).

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

Section 1. That Section 17.12.030., Subsection C.2 of the Metropolitan Code is hereby amended by adding the following language:

2. When the rear setback of a corner lot is oriented towards the rear setback of a neighboring lot, the required street setback along the street common to those two lots may be reduced by fifty percent. A corner residential lot created by plat prior to the effective date of the ordinance codified in this chapter may reduce the required setback of Table 17.12.030A by fifty percent along that street running parallel with the side of the residential structure. Lots zoned R20, RS20, R30, RS30, R40, RS40, R80, and RS80 shall be excluded from this subsection C.2 and shall provide the full required contextual street setback for both streets.

Section 2. That Section 17.12.030, Subsection C.6 of the Metropolitan Code is hereby amended by adding the following subsection:

d. The previous principal structure on a residential lot was oriented to the street on which the longer lot line is located.

Section 3. That this Ordinance shall take effect five (5) days from and after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Analysis

This ordinance, as amended, amends Section 17.12.030 of the Metropolitan Code of Laws related to the setbacks for corner lots.

Current law allows corner lots that have a rear setback oriented towards the rear setback of a neighboring lot and corner lots created by plat prior to the effective date of the existing ordinance to reduce the required street setback shown in Table 17.12.030A of the Metropolitan Code by 50% on the secondary street frontage. The ordinance under consideration would require that corner lots in the R20, RS20, R30, RS30, R40, RS40, R80, and RS80 zoning districts provide the full required street setbacks of Table 17.12.030.A on both street frontages. Detached two family residential uses within these same identified zoning districts would be required to provide the full required contextual street setback for both streets.

In addition, current law requires the front façades of principal structures on corner lots that have unequal lot lines abutting streets to be oriented towards the shorter lot line, except when the longer lot line of a lot zoned for office, mixed-use, commercial, or industrial use is located along an arterial street as shown on the adopted

major street plan; the proposed structure will contain multiple businesses with outside entrances; or the predominant character or pattern of adjoining development is or will be oriented to the street on which the longer lot line is located as determined by the Zoning Administrator. The ordinance under consideration allows for the orientation of the front façade of a principal structure on a residential corner lot that has unequal lot lines abutting streets to orient towards the longer lot line if the previous principal structure on the lot was oriented towards the longer lot line.

This proposal is scheduled for the April 27, 2023 Planning Commission meeting.