

# What does each zoning district allow?

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Land development and planning requirements are included in Title 17 of the Metropolitan Code, available online at [https://www.municode.com/library/tn/metro\\_government\\_of\\_nashville\\_and\\_davidson\\_county/codes/code\\_of\\_ordinances](https://www.municode.com/library/tn/metro_government_of_nashville_and_davidson_county/codes/code_of_ordinances).

## Zoning classifications

### Agricultural

- AG (agricultural, requiring a minimum lot size of 5 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)
- AR2a (agricultural, requiring a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)

### Single-family residential

- RS80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single-family dwellings)
- RS40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single-family dwellings)
- RS30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single-family dwellings)
- RS20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single-family dwellings)

- RS15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single-family dwellings)
- RS10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single-family dwellings)
- RS7.5 (medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings)
- RS5, RS5-A\* (medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings)
- RS3.75, RS3.75A\* (medium density residential, requiring a minimum 3,750 square foot lot and intended for single-family dwellings)

### One-family and two-family residential

- R80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single and two-family dwellings)
- R40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single and two-family dwellings)

*\*Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods.  
Uses and density are identical to their companion districts.*

- R30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single and two-family dwellings)
- R20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single and R15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single and two-family dwellings)
- R10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings)
- R8, R8-A\* (medium density residential, requiring a minimum 8,000 square foot lot and intended for single and two-family dwellings)
- R6, R6-A\* (medium density residential, requiring a minimum 6,000 square foot lot and intended for single and two-family dwellings)

### **Multi-family residential**

- RM2 (low density residential, intended for multi-family dwellings at 2 units per acre)
- RM4 (low-medium density residential, intended for multi-family dwellings at 4 units per acre)
- RM6 (medium density residential, intended for multi-family dwellings at 6 units per acre)
- RM9, RM-9A\* (medium density residential, intended for multi-family dwellings at 9 units per acre)
- RM15 (medium-high density residential, intended for multi-family dwellings at 15 units per acre)
- RM20 (medium-high density residential, intended for multi-family dwellings at 20 units per acre)
- RM40, RM40-A\* (high density residential, intended for multi-family dwellings at 40 units per acre)
- RM60, RM60-A\* (high density residential, intended

for multi-family dwellings at 60 units per acre)

- RM80-A\* (high density residential, intended for multi-family dwellings at 80 units per acre)
- RM100-A\* (high density residential, intended for multi-family dwellings at 100 units per acre)

### **Mobile Home Park**

- MHP (Mobile Home Park, requiring a minimum 2 acre lot size and intended for mobile homes at 9 units per acre)

### **Mixed-Use**

- MUN, MUN-A\* (Mixed Use Neighborhood, intended for a low intensity mixture of residential, retail, and office uses)
- MUL, MUL-A\* (Mixed Use Limited, intended for a moderate intensity mixture of residential, retail, and office uses)
- MUG, MUG-A\* (Mixed Use General, intended for a moderately high intensity mixture of residential, retail, and office uses)
- MUI, MUI-A\* (Mixed Use Intensive, intended for a high intensity mixture of residential, retail, and office uses)

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## Office & Residential

- OR20, OR20-A\* (office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)
- OR40, OR40-A\* (office and residential, intended for office and/or residential multi-family uses up to 40 dwelling units per acre)
- ORI, ORI-A\* (Office and Residential Intensive, intended for high intensity office and/or residential multi-family uses with limited retail)

## Office

- ON (Office Neighborhood, intended for low intensity office uses)
- OL (Office Limited, intended for moderate intensity office uses)
- OG (Office General, intended for moderately high intensity office uses)

## Commercial

- CN, CN-A\* (Commercial Neighborhood, intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- CL, CL-A\* (Commercial Limited, intended for retail, consumer service, financial, restaurant, and office uses)
- CS, CS-A\* (Commercial Service, intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities)
- CA (Commercial Attraction, intended for a wide

range of amusement, recreational, and retail support uses typically associated with the tourist industry)

- CF (Core Frame, intended for a wide range of parking and commercial service support uses for the central business district)
- DTC (Downtown Code zoning district found only in Downtown Nashville, intended for a broad range of residential and non-residential activities with an emphasis on urban design - the relationship between the street, building and open space for efficient land use, increased transit, and the creation of vibrant and safe pedestrian streetscapes)

## Shopping Centers

- SCN (Shopping Center Neighborhood, intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- SCC (Shopping Center Community, intended for moderate intensity retail, office, and consumer service uses for a wide market area)
- SCR (Shopping Center Regional, intended for high intensity retail, office, and consumer service uses for a regional market area)

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## Industrial

- IWD (Industrial Warehousing/Distribution, intended for a wide range of warehousing, wholesaling, and bulk distribution uses)
- IR (Industrial Restrictive, intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures)
- IG (Industrial General, intended for a wide range of intensive manufacturing uses)

## Specific Plan (SP) Zoning

In October 2005, the Metropolitan Council responded to requests from development professionals and community members by adopting an ordinance establishing “Specific Plan District” zoning, generally known as SP. SP is a base zoning district, not an overlay. An SP establishes design standards for *specific properties* which are written into the zone change ordinance, providing *additional flexibility* for developers and *greater certainty* for Council and community members that the final product will match the plans promised to the community.

Developers who use SP zoning must still follow historic and redevelopment guidelines. They must also follow subdivision and stormwater regulations and the goals and objectives of the General Plan.

A 2013 ordinance revising the SP enabling legislation is online at [http://www.nashville.gov/mc/ordinances/term\\_2011\\_2015/bl2013\\_516.htm](http://www.nashville.gov/mc/ordinances/term_2011_2015/bl2013_516.htm).

A regularly updated and searchable list of all approved SP

districts is online at <http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/SP-Districts.aspx>

## Zoning Overlay Districts

Original or “base” zoning is identified for overlay districts and remains in effect when zoning overlays are applied.

**Planned Unit Developments (PUDs) and Urban Design Overlays (UDOs)** define specific areas and set design standards for their development. A list of existing UDOs is at <http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Urban-Design-Overlay.aspx>.

The **Institutional Overlay** provides development rules for specific areas but, unlike UDOs, institutional overlays work in cooperation with existing residential zoning. A list of existing institutional overlays is at <http://www.nashville.gov/Planning-Department/Rezoning-Subdivision/Institutional-Overlay.aspx>.

The **Contextual Overlay** limits height, footprint, and placement of construction to maintain context with existing, surrounding structures. This overlay requires community consensus and Councilmember support.

The **Historic Overlay** preserves historic properties and communities. Application for this overlay is first made to the Metro Historic Zoning Commission. <http://www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission.aspx>.

## MDHA Redevelopment Districts

These districts, created by the Metropolitan Development and Housing Authority with Council approval, are intended to ensure the use and long-term viability of the areas that they affect. <http://www.nashville-mdha.org/>