

**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building
800 President Ronald Reagan Way
Nashville, Tennessee 37201

To: Metropolitan Planning Commission

From: Dustin Shane, AICP, Planner

Re: Further Amendments for 2022Z-013TX-001 (Item #8)

Date: October 25, 2022

Following publication of the staff report and conditions of approval, further amendments to Code were identified that would be necessary to implement the intended purpose of the text amendment BL2022-1412. The added amendments would exempt one- and two-family uses from the UZO District maximum parking space standard being proposed but would allow that standard to apply to other uses that are within the DTC. It would also make the square footage exemptions for small buildings optional relative to the UZO maximum parking standard. With the UZO standard becoming a maximum rather than a minimum, allowing the exemptions to be optional will allow smaller uses to provide some parking if they so choose. Staff's recommendation for approval with a substitute remains unchanged.

The amended full substitute bill is included below with additions underlined:

SUBSTITUTE ORDINANCE NO. BL2022-1412

An ordinance to amend Sections 17.12.070, 17.20.030, 17.20.040, 17.36.440, and 17.37 of the Metropolitan Code of Laws relative to parking minimums (Proposal No. 2022Z-013TX-001).

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

Section 1. That Section 17.12.070 of the Metropolitan Code shall be modified as follows:

D. Parking Exemptions. In all districts the floor area used for the provision of off-street parking spaces or loading berths (and the driveways and maneuvering aisles for those spaces and berths) shall not be counted as floor area for the purpose of calculating floor area ratio when such spaces or berths are used to satisfy the parking demands for the principal use(s) on the parcel. When no parking is required, provision of off-street parking spaces shall not be counted as floor area for the purpose of calculating floor area ratio when such spaces or berths do not exceed the parking maximum set by the UZO District standard in Table 17.20.030.

Section 2. That the Parking Requirements Table in Section 17.20.030 of the Metropolitan Code is hereby amended as shown in Exhibit A.

Exhibit A:

TABLE 17.20.030: PARKING REQUIREMENTS	
Land Use	<u>Minimum Parking Spaces Outside the UZO</u> <u>UZO District: Maximum Parking Spaces</u> <u>(exemptions are optional)</u>
Single-Family	2 spaces <u>(no maximum limit in UZO)</u>
Two-Family	2 spaces per unit <u>(no maximum limit in UZO)</u>

Section 3. That Section 17.20.040 of the Metropolitan Code of Laws is hereby amended by deleting Subsection G in its entirety and substituting the following:

G. Within the Urban Zoning Overlay, no parking shall be required. UZO parking standards and requirements in this Section shall be construed as parking maximum requirements within the UZO and parking minimum requirements within any UDOs outside the UZO or SPs which reference these requirements. The UZO parking requirement shall also be used to determine floor area ratio exemptions as set out in Section 17.12.070.D of this Ordinance for uses that are not required to provide parking.

Section 4. That Section 17.36.440 of the Metropolitan Code shall be modified as follows:

Applicability. The provisions of the urban zoning overlay district shall apply to all properties located within a mapped area indicated on a zoning overlay map adopted pursuant to the provisions of Article III of Section 17.40, excluding planned unit developments adopted prior to the effective date of the establishment of the urban zoning overlay district and properties zoned DTC district. However, the UZO District maximum parking space standard shall apply within the DTC. Petitions should contain a minimum of one hundred sixty acres of land in order to avoid piecemeal application of the district and should be for areas characterized predominantly by lot sizes, street patterns, and alley systems commonly used before the mid-1950s or for areas where an adopted plan calls for the evolution of such a development pattern. When properties included in a petition are within the area defined by the 1956 limits of the City of Nashville, they should be contiguous to a previously adopted urban zoning overlay district. For purposes of determining applicability of the urban zoning overlay district provisions within any other overlay district, the urban zoning overlay district provisions shall be treated as base zoning district provisions.

Section 5. That Chapter 17.37 of the Metropolitan Code is hereby amended by adding the following to the “Applicable Chapters and Sections of the Zoning Code” section of “Application of the DTC” on page 12:

- Within Chapter 17.20 PARKING, LOADING AND ACCESS
 - Section – 17.20.040 Adjustments to required parking.

Section 6. 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 7. 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.