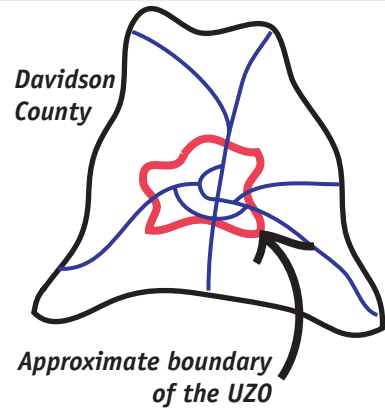


Determining Whether to Use Standard or Contextual Street Setback Requirements

1 Is the property* within the Urban Zoning Overlay (UZO)? **Yes** → **2** Is the property* within one of the following zoning districts? **Yes** → **3** Do any of the nearby "principal buildings" NOT meet the minimum setback requirements in Tables 17.12.030A or 17.12.030B? **Yes** → Turn over and go to question **A**



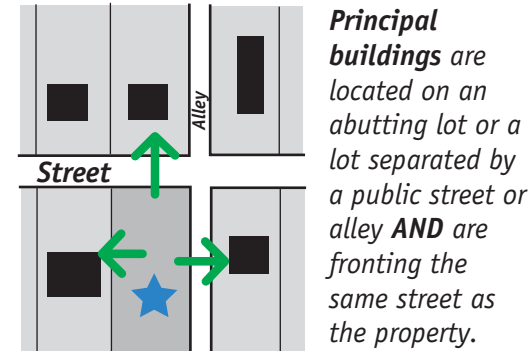
No

go to standard setback tables 17.12.030A or 17.12.030B in zoning code.

Residential:
RM20
RM40
RM60
Mixed Use
Office
Commercial
Industrial

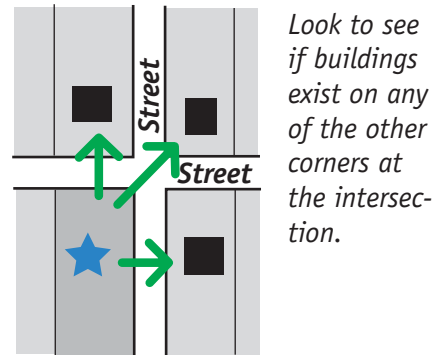
No

go to standard setback tables 17.12.030A or 17.12.030B in zoning code.

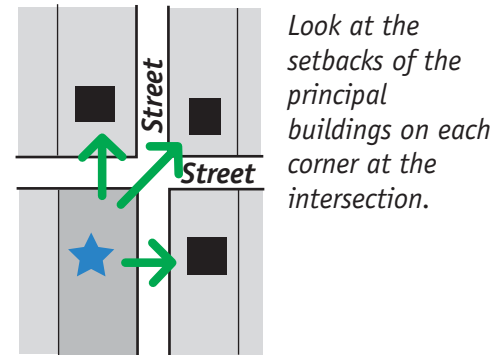


No ↓
Is the property a corner lot?
Yes → see below for question **4**
No ↓
see below for question **6**

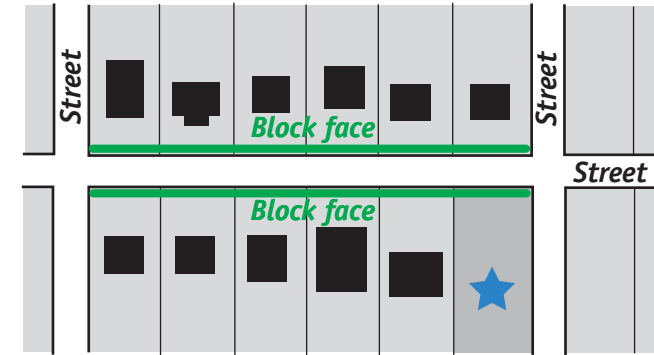
4 Are there buildings on any other corner lot of the same street intersection? **Yes** → **5** Do any of the other corner-lot principal buildings NOT meet the minimum setback requirements in Tables 17.12.030A or 17.12.030B? **No** → **6** Do 2/3 of the principal buildings on the same or opposite block face NOT meet the minimum setback requirements in Tables 17.12.030A or 17.12.030B? **Yes** → Turn over and go to question **A**



No ↓
Turn over and go to question **A**



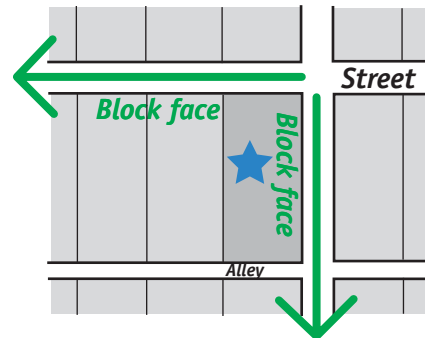
Yes ↓
Turn over and go to question **A**



No ↓
see below for question **7**

7 Can I provide a written request to use the contextual street setback requirements? You must meet 1 and 2 below and have the approval of zoning administrator. **Yes** → Turn over and go to question **A**

* Not sure about your property? Consult the online property maps at: www.nashville.gov/mpc/maps.htm



- 1 Your property or properties **MUST** collectively include at least one corner lot and at least 50% of the street frontage along either block face that the property is on.
- 2 You **MUST BE** the property owner.

No

go to standard setback tables 17.12.030A or 17.12.030B in zoning code.

For more information or help with this flowchart, contact:
Metro Codes Department
615.862.6510
Metro Planning Department
615.862.7190

Determining What the Contextual Setback Will Be


A Is the property within a zoning overlay district (other than the UZO), a redevelopment district, or an area having a design plan adopted by Metro Council that includes a master plan or design guidelines for the placement of the building at this location?

No → **B** Are there buildings on any of the properties in question?

Yes → **C** Are existing buildings characteristic of development under the current zoning for the property?

No → **D** Would implementing the current zoning visibly change the development character within the zoning district?


No → see below for question **E**

Yes  go to that plan for setback requirements.

No ↓ see below for question **E**

Yes ↓ see below for question **E**

No ↓ see below for question **E**

Yes  go to standard setback tables 17.12.030A or 17.12.030B in zoning code.

What buildings can be considered for determining context?

OK to use	May be OK to use	Not OK to use
Buildings of the SAME TYPE as the proposed building - e.g. compare retail to retail	Buildings of a DIFFERENT TYPE as the proposed building IF setbacks for the other building(s) within a 500 foot radius are generally the same as your proposed building.	CIVIC BUILDINGS if the proposed building is non-civic. The reverse applies, as well.

You can also take into account recorded easements or utility obstructions that would otherwise limit your available nearby buildings.

*** Don't know how to determine what was on the site prior to 1950?**
Consult old insurance maps, known as Sanborn maps, available at Metro Archives at the old Green Hills library, Crestmoor Road at Green Hills Village Drive.

E Are there buildings on your property or on nearby properties that were built before 1950? *

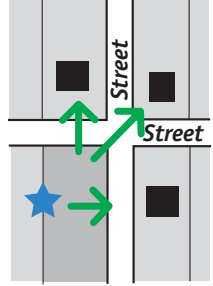
No ↓ Street setbacks shall be consistent with the pattern of street setbacks shown at that location on insurance maps dating from 1950 or earlier.

Information not available or no previous building found?

Yes ↓ Street setbacks shall be consistent with the street setbacks of any building that occupied the property before 1950.


Information not available or no previous building found?

 go to standard setback tables 17.12.030A or 17.12.030B in zoning code.

 Of the buildings on other corner lots at the same intersection, look at the setbacks of those built before 1950.

Street setbacks shall be consistent with the street setbacks of any building of the same type constructed before 1950 that occupies or occupied any other corner property at the same street intersection.

F Is the property a corner lot?

No ↓  Look at buildings built before 1950 within three lot widths on either side of the same or intersecting street.

Are the setbacks for buildings constructed before 1950 that are within three lot widths on either side of the same or intersecting street consistent with setback requirements of the base zoning district?

Yes Go to the standard setback tables 17.12.030A or 17.12.030B in zoning code.

No Street setbacks shall be consistent with those buildings.