Neighborhood Conservation Zoning Design Guidelines

Part III:

STAFF RECOMMENDATION DRAFT V. 1

Outbuilding Form Options

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INTRODUCTION

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WHAT?

WHAT IS AN OUTBUILDING

An outbuilding is an additional structure on a lot where the primary building has a residential form. Form, rather than current or potential use or zoning, is the factor which determines what is a primary building and what is an outbuilding. Some examples of outbuildings are carports, garages, sheds, studios, accessory dwellings, pool houses, play houses, and garden structures, such as pergolas and green houses. The Metro Department of Codes & Building Safety determines how an outbuilding can be used.

WHY?

WHY BUILD AN OUTBUILDING

Outbuildings allow for additional space and use in a manner that potentially lessens the impact of new construction on a historic building, since outbuildings are detached from primary buildings.

USE?

HOW AN OUTBUILDING CAN BE USED

How the building can be used is determined by zoning code. For more information, contact the Zoning Division of the Metro Department of Codes & Building Safety.

REVIEW?

OUTBUILDING REVIEW PHILOSOPHY

When reviewing infill, the historic context is used to determine appropriate scale and massing. Likewise, the existing building is used to guide the design of additions. Outbuildings are unique in that they historically were not necessarily scaled to the historic building or designed to complement the building with which they share a lot. They do not affect the character of the historic district to the same extent as other types of new construction because of their minimal visibility at the rear of lots.

Outbuildings serve many more purpose than they once did and many now serve multiple purposes. Although they have minimal visual impact on the district as a whole, they still need to be small in scale to be appropriate new construction in the neighborhood conservation zoning overlays. With the Form Options, the Commission intends to meet the needs of modern-day purposes for outbuildings while controlling the overall height and mass. The Form Options focus on form and mass rather than style and the scale in relation to a primary building, with the goal of providing multiple forms that would be compatible as outbuildings in all the neighborhood conservation zoning overlays and allowing for property owners to achieve flexibility in style and details.

PERMIT?

PROCESS FOR OBTAINING PERMITS FOR AN OUTBUILDING

Any new construction in a neighborhood conservation zoning overlay requires both a preservation permit from the MHZC and a building permit from the Department of Codes & Building Safety. A building permit can be started but cannot be issued until a preservation permit has been obtained. Preservation permit applications can be found at nashville.gov/mhc. The application provides information about what should be included in order to have a complete application.

If a project meets the Form Options and relevant portions of Parts I and II of the design guidelines, such as “Materials,” then a complete application may receive an expedited preservation permit. All other requests will be heard by the MHZC at its regularly scheduled monthly public hearing. Please see the website for application deadlines for the meetings.

02

SITE PLANNING

1 | Siting

2 | Additional Considerations

SITING & SETBACKS

Generally, new outbuildings should be placed in rear yards close to the rear property line or in the original location of an historic accessory structure. Outbuildings may be as close as 5’ to a rear or side property line, with the exception of corner lots, which should be a minimum of 10’ from the street-side property line or 20’ if the garage doors face the side-street.

On lots with no alley access, the lot shall have no more than one curb-cut from any public street for driveway access to the primary structure as well as outbuilding. On lots with alley access, any additional access shall be from the alley, and no new curb cuts shall be provided from public streets. Parking accessed from any public street shall be limited to one driveway for the lot with a maximum width of 12’.

There should be a minimum of 20’ between primary buildings and outbuildings.

Add-ons should also be considered when siting the building so that the entirety of the building meets the setbacks.

BE A GOOD NEIGHBOR

While not required, a recommended practice for outbuilding construction is to "be a good neighbor" and discuss your plans with your neighbors, particularly those immediately adjacent to your property. Talking with your neighbors creates opportunities to discuss trade-offs of different design decisions, while ensuring your neighbors are well informed of your construction plans. As you talk with your neighbors, you may want to talk with them about specific design and siting decisions. Discussion topics to consider are:

Light: What kind of light will be emitted from the outbuilding (outdoor, indoor, through windows, etc.) and how will that be visible from your neighbor's property? Will the outbuilding be blocking sunlight to your neighbor's garden, plants, or pool?

Noise: What kinds of noises will be emitted from the outbuilding and will they be directed towards neighbors' homes?

Views: Will the outbuilding obstruct particularly important views of your neighbors? Will the outbuilding have windows, patios, or upper level balconies that look out over your neighbor's property? What will the outbuilding look like from your neighbors' properties?

Additional Outbuildings: Is your neighbor planning to build their own outbuilding some day? Where may they want to place that building in relation to yours?

03

FORM OPTIONS

1 | How to Use

2 | Add-On Components

3 | Example: Form + Modifications

4 | Form Chart

HOW TO USE

PURPOSE

The purpose of the following **Form Options** is to provide a variety of forms and associated maximum dimensions that would be appropriate in any neighborhood conservation zoning overlay.

Any version of any specific plan that is less than the maximum dimensions would also be considered as fulfilling the requirements of one of these plans.

These drawings will not take the place of the to-scale drawings and site plan required of any application for new construction.

Applicants may prefer to submit a design that meets the text design guidelines of Part I.

HOW TO USE THE FORM OPTION SECTION OF THE DESIGN GUIDELINES

1. There are outbuilding plans available for all lots sizes. For lots larger than 10,000sq ft, each 1 and 1.5 story form may be scaled up to a maximum of 1000sq ft, so long as all other site restrictions are met. To find your lot size, look up your lot square footage on Metro Mapping.

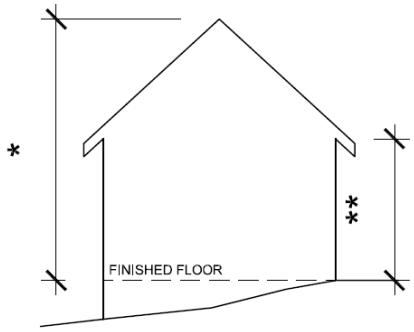
2. The next step is to consider how many stories you want and review the forms available in that number of stories.

   A note on measurements:

   - Maximum foundation shall not exceed one foot from existing grade on the corner of the building that sits on the highest area of existing grade. (Grade may need to be adjusted for water run off but should not be built up for the sole purpose of increasing building height.)

   - Maximum height shall be measured from finished floor to top of feature noted in the specific plan as maximum height.

HOW TO MEASURE



SECTION/
ELEVATION

* MAX HEIGHT OF ELEMENT OR OVERALL BUILDING MEASURED FROM FINISH FLOOR

** MAX HEIGHT OF WALL MEASURED FROM HIGHEST GRADE POINT

- Maximum wall heights shall be measured from finished floor to where the sidewall and roof intersects, regardless of whether the soffits are of an open or closed design.

- Square footage shall be measured from the greatest extents of exterior wall to exterior wall (gross square footage.) Covered areas are included in the calculation of square footage, with the exception of those features included in the "Add-on" section. Upper levels shall not be cantilevered unless shown in Add-On section.

The example footprints are just a reference. Different footprint configurations are possible as long as the proposed footprint and ridge and wall heights do not exceed the maximum for the associated form and the roof form does not change.

Parameters provided by the Form Options or the design guidelines are cumulative for all outbuildings that exceed 100 square feet and represent a maximum per lot, not per residential unit; therefore, the plans should not be considered as a maximum per residential unit, in cases where zoning allows for more than one residential unit.

3. Choose materials from Section VII of Part I of the design guidelines. Materials can also be finalized after the permit has been issued if you are not ready to make those decisions yet. Materials not listed may also be considered for outbuildings.

   Materials and features can match the primary house on the lot or not.

4. Decide on the style and detailing of your outbuilding. It can be utilitarian without any specific style, it can be of a style to match the primary building or a different style, or it can be contemporary. How each form is detailed is up to you but will need to be included in your application.

   Walls are not required on an outbuilding.

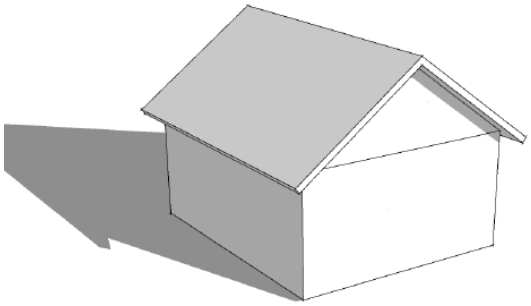
   Windows are not required on an outbuilding. Although the materials themselves will be reviewed, the placement and dimensions of windows and doors is also up to you.

5. Add-on features are available for each form. See "add-on components" for dimensions and requirements, and see list of potential add-ons under each form type. Add-ons will not be calculated into maximum square footage but do need to meet setback requirements.

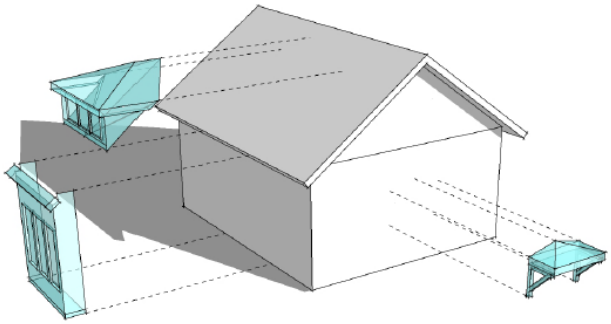
   Architectural features that will not be reviewed but should be included in your plans to fully communicate your request include: eave brackets or exposed rafter tails; decorative door surrounds; decorative trim; shutters; skylights (that meet the design guidelines); chimneys; clipped gables; no roof overhang or an overhang of up to 2'; uncovered patios and parking pads, at-grade, that do not have a railing; weathervanes; side lights and transoms; uncovered outdoor kitchens; mechanical locations; and window flower/plant boxes.

EXAMPLE: FORM + MODIFICATIONS

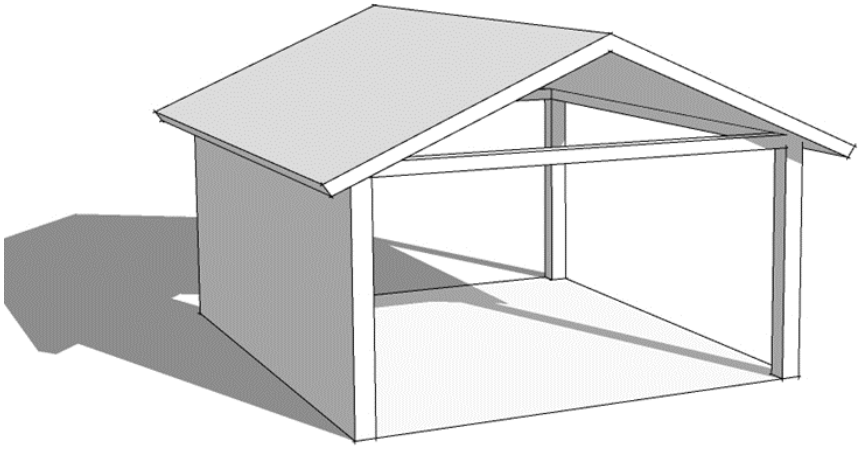
The following designs show examples of how one form can take on different looks and/or uses, and be combined with various different add-on. Similarly, a form can be “split” into two smaller footprint structures, so long as the total footprint between the two does not exceed the max allowable outbuilding footprint.



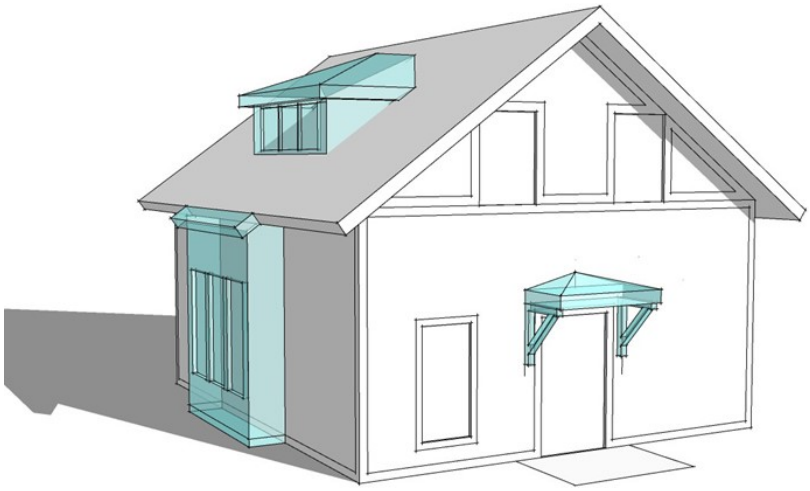
FORM OPTION G



FORM OPTION G WITH POTENTIAL ADD-ONS

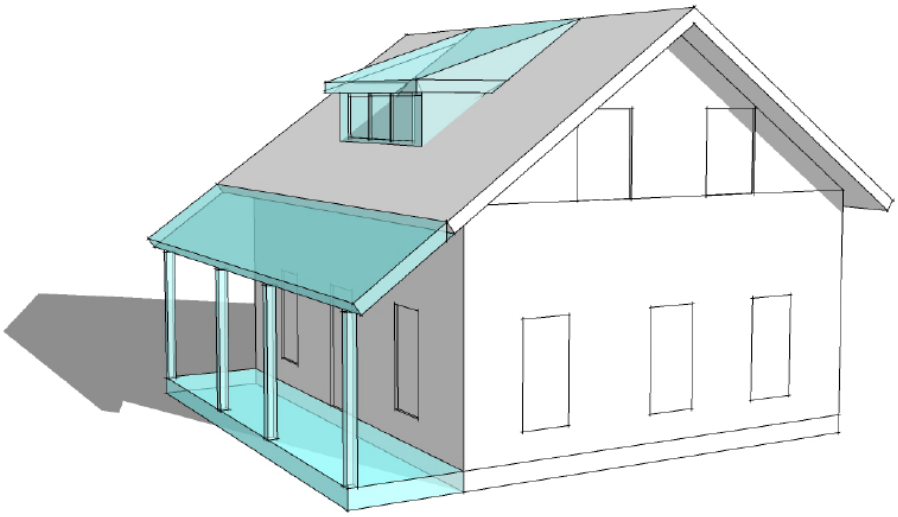


EXAMPLE 1
FORM “G” AS 1 STORY CARPORT



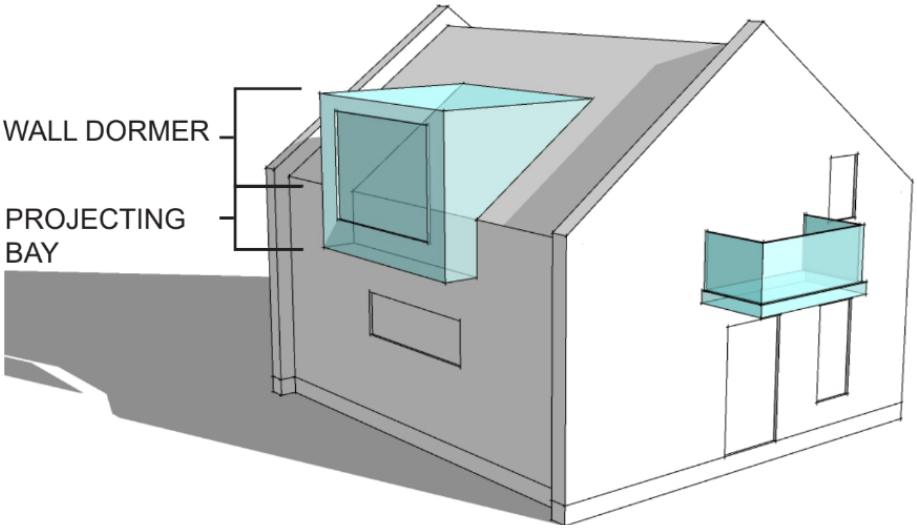
EXAMPLE 2
FORM “G” AS 1.5 STORIES

WITH ADD-ONS:
- ROOF DORMER
- PROJECTED BAY
- HOOD



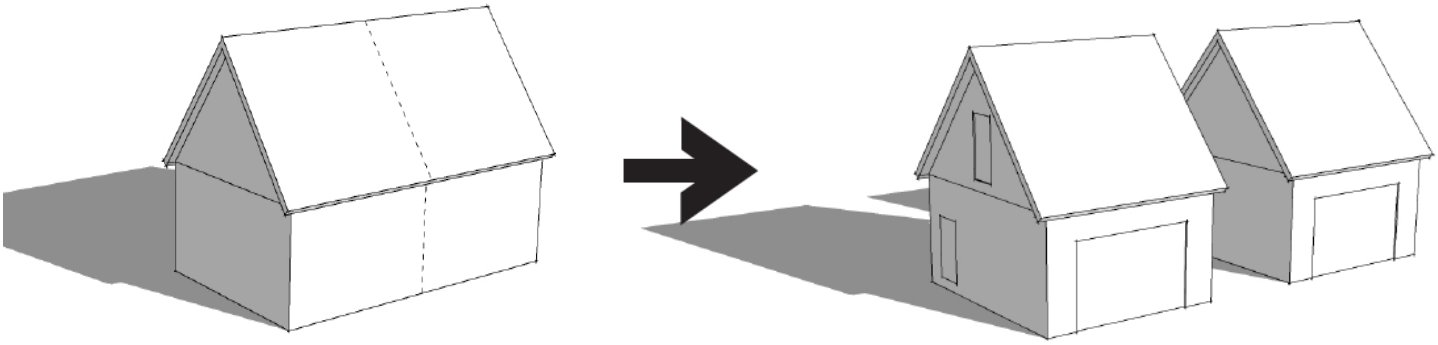
EXAMPLE 3
FORM “G” AS 1.5 STORIES

WITH ADD-ONS:
- ROOF DORMER
- PROJECTED PORCH



EXAMPLE 4
FORM “G” AS 1.5 STORIES

WITH ADD-ONS:
- WALL DORMER + PROJECTED BAY COMBINED
- PROJECTED BALCONY



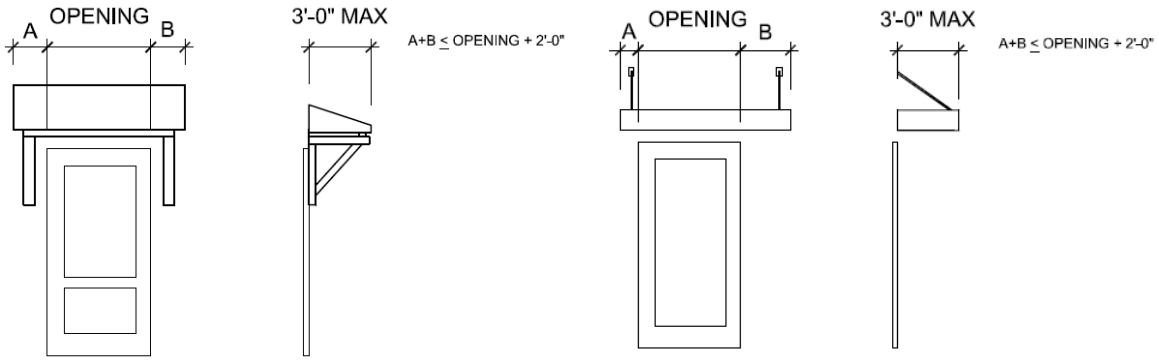
EXAMPLE 5
FORM “G” AS TWO SEPARATE GARAGE UNITS

ADD-ON COMPONENTS

All add-on components should refer to individual form options to see which add-on components are allowed. All add-ons must meet setback requirements and shall not count toward maximum footprint.

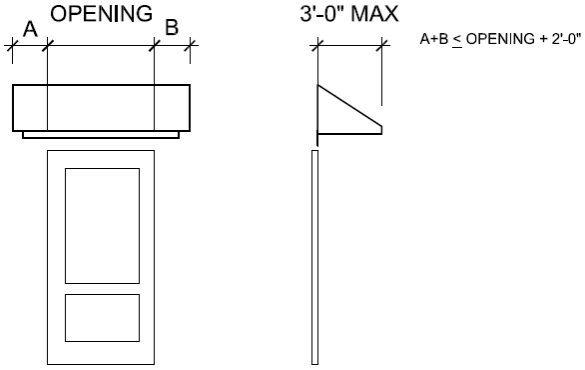
HOODS

- No more than 3’ in depth.
- Width shall not exceed the opening it covers by more than 2’ on each side to allow for brackets and connections.



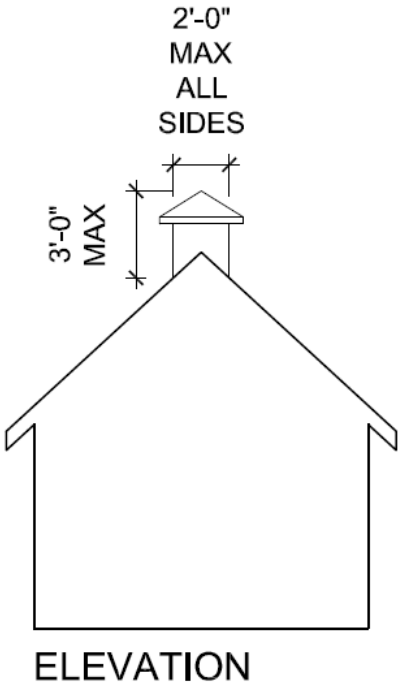
AWNINGS

- No more than 3’ in depth.
- Width shall not exceed the opening it covers by more than 2’ on each side to allow for brackets and connections.



CUPOLA

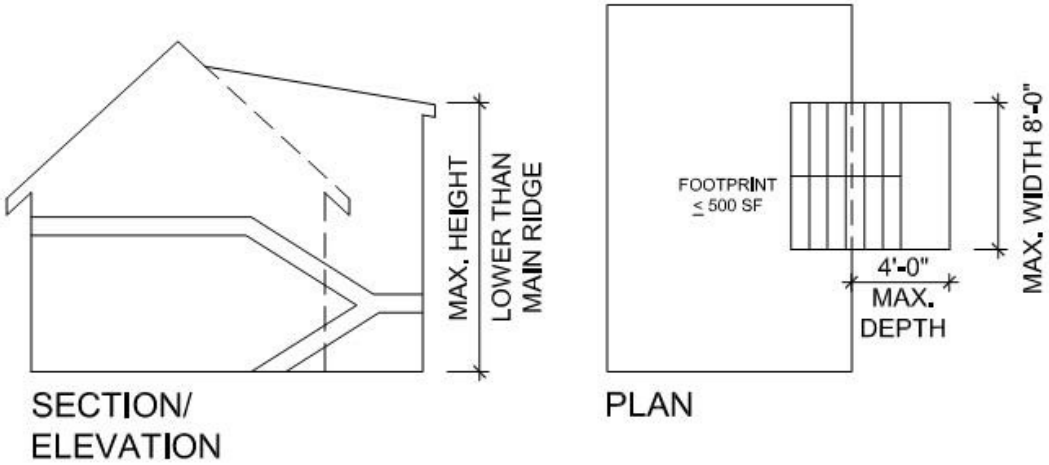
- Max width 2’ x 3’ x 3’
- Max height 3’ tall



ADD-ON COMPONENTS

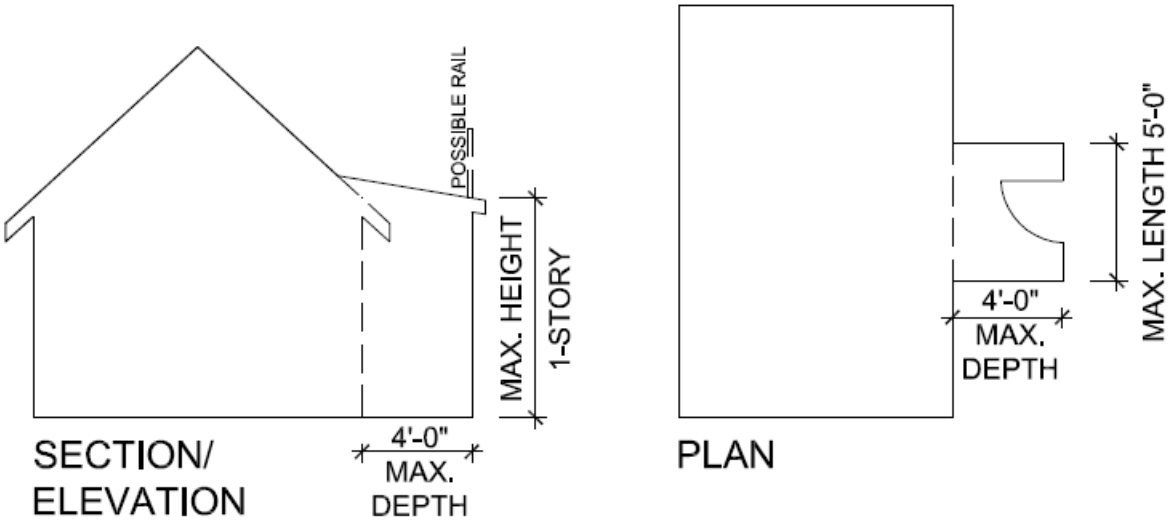
STAIRWELL BAY

- All stairs should be enclosed. For forms that have a footprint of less than 500 square feet and that are 1.5 or 2 stories there is an add-on of a stairwell bay.
- No more then one per building.



ENCLOSED VESTIBULE

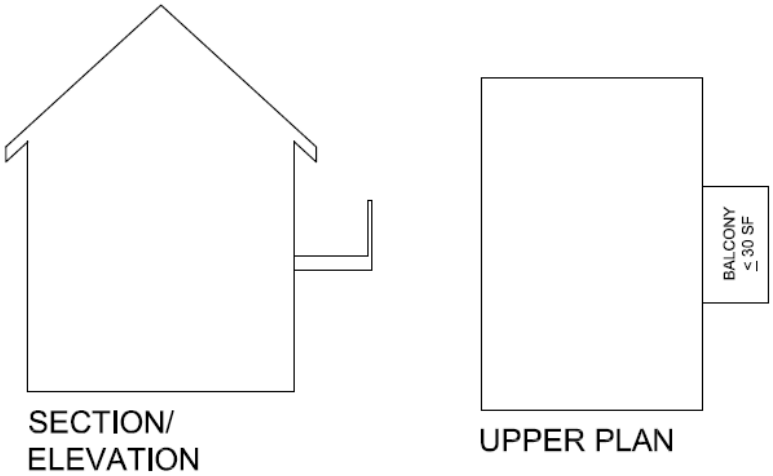
- 5’ wide and 4’ deep maximums
- Should not exceed the first-floor height
- No restrictions on the roof form
- No more then one per building and no covering on the second level
- No more then one per building.



ADD-ON COMPONENTS

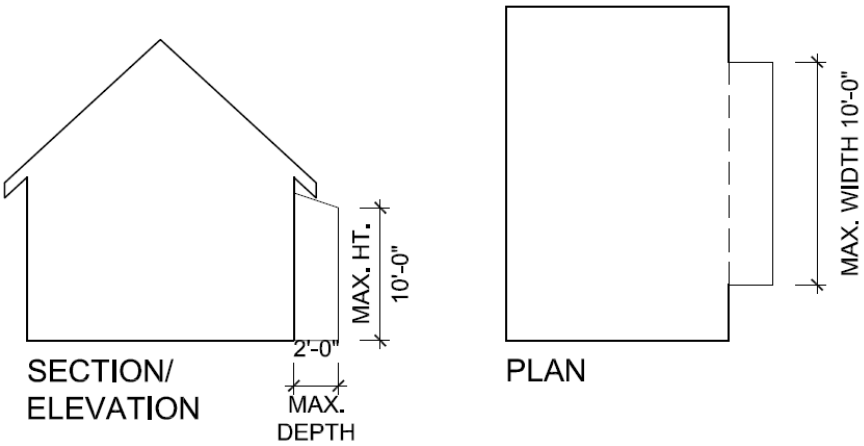
PROJECTING BALCONY

- No cover
- No more then 30 square feet
- No more than one per building



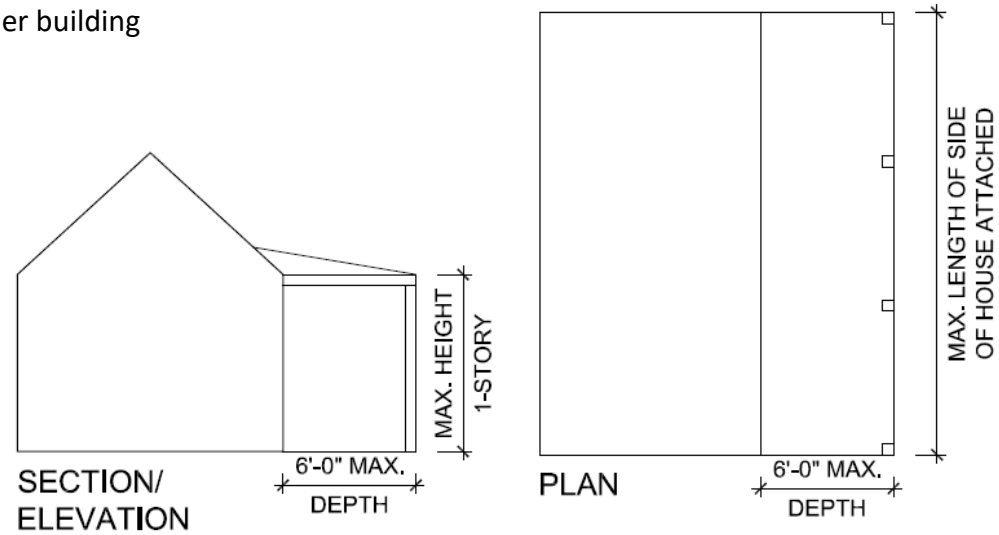
PROJECTING BAY

- No deeper then 2’
- No taller than 10’
- No wider than 10’
- No more than one per building



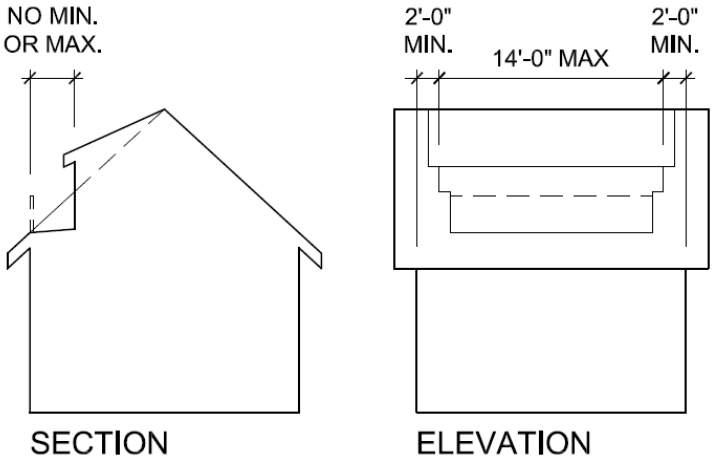
PROJECTING PORCHES

- May not exceed full width of the side it is attached to and no more then 6’ deep
- Should not exceed the first-floor height
- No restriction on roof form
- No more than one per building



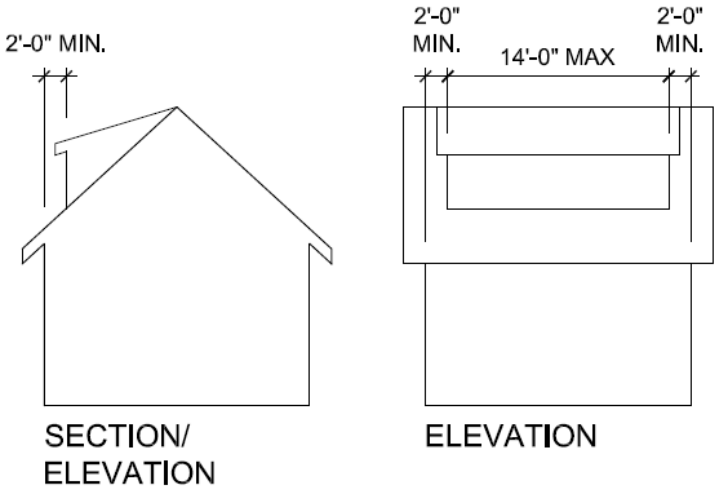
RECESSED DORMER

- Max width is 14’
- No more then one per building
- No restriction on depth
- Dormer side walls shall be Inset a minimum of 2’ from side walls below



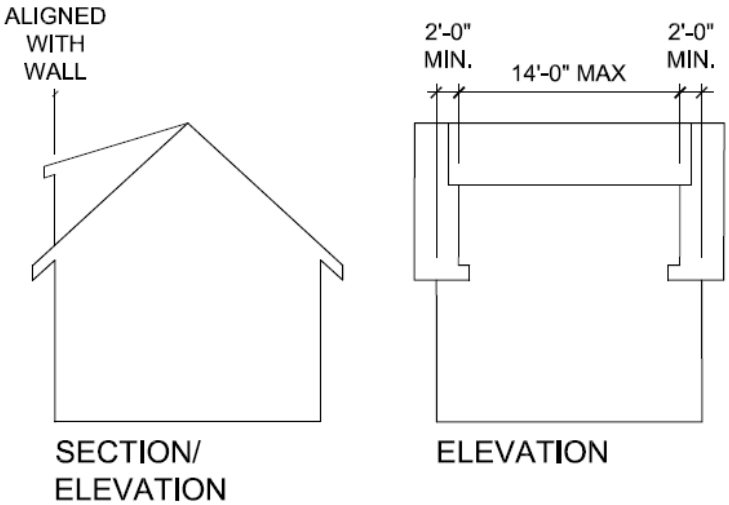
ROOF DORMER

- 14’ wide total maximum
- Front-face should be primarily glazing
- No more than one per roof plane
- Inset a minimum of 2’ from side walls and from wall below
- Roof dormers are only allowed on 1 and 1.5 story buildings. When used on a 1 story building, a roof dormer may only be used as a clerestory window and cannot be used to create an additional story.



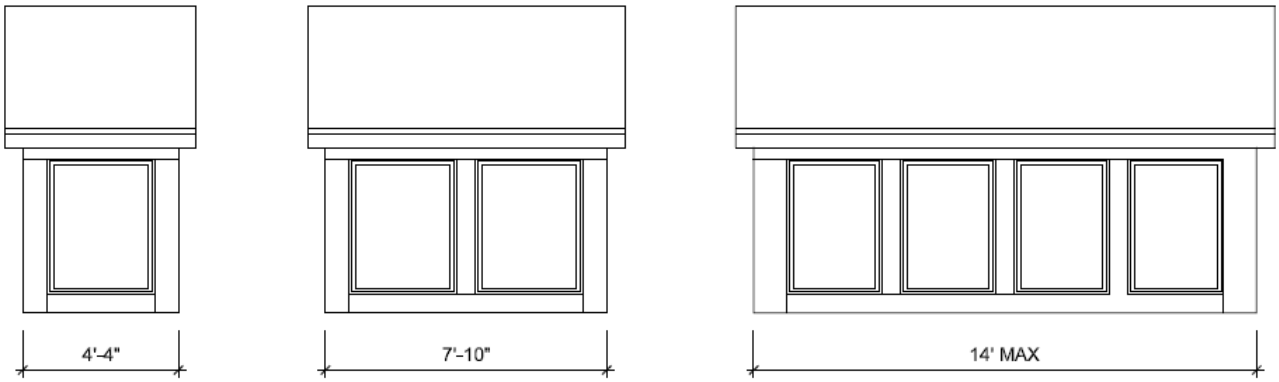
WALL DORMER

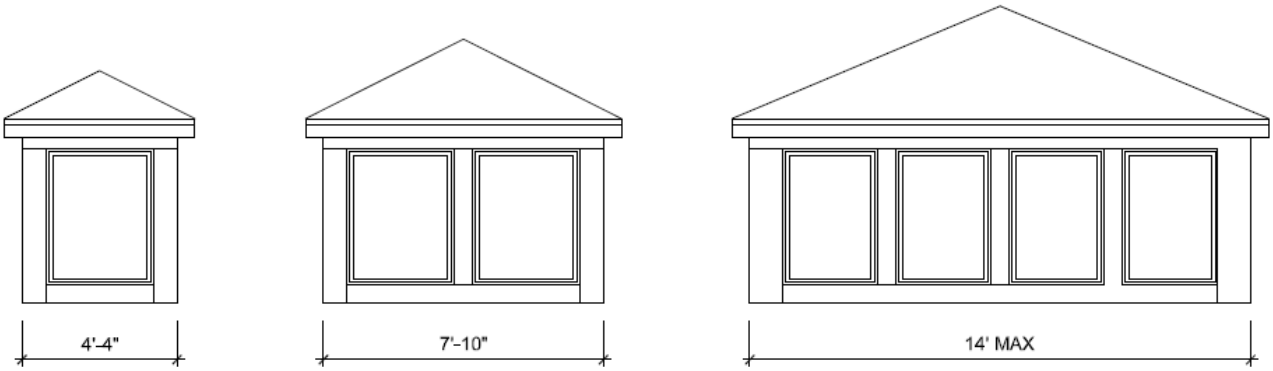
- 14’ wide total maximum
- No restriction on roof form
- Front-face should be primarily glazing
- No more than one per building
- Inset a minimum of 2’ from side walls

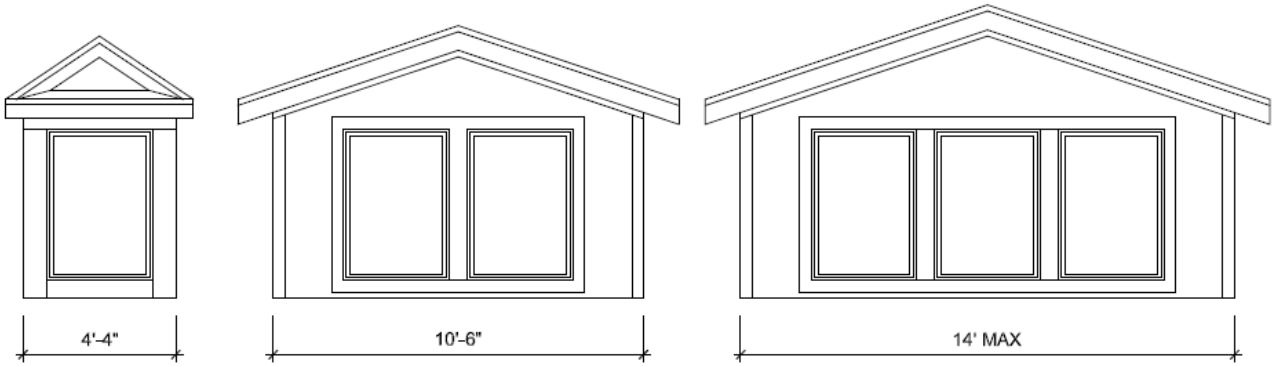


GLAZING FOR DORMERS

- Suggested glazing proportions
- 14’ max width
- 4” to 6” mullions are required between paired or multiple windows.



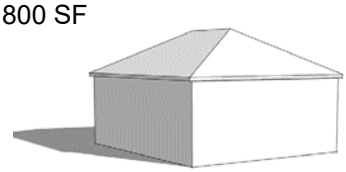
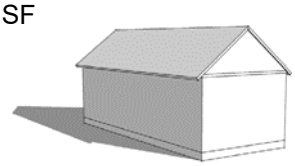
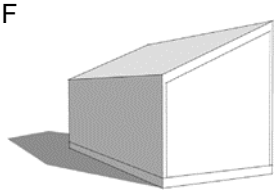
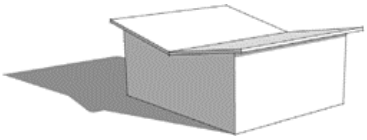




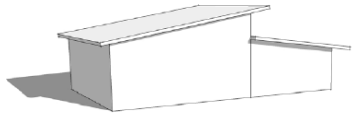
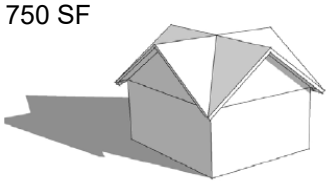
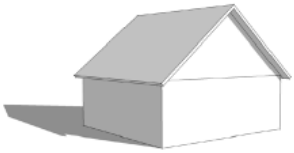
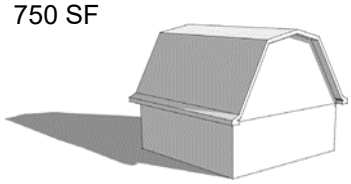
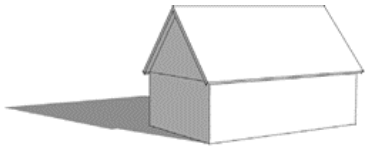
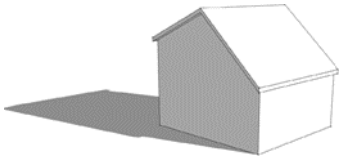
FORM CHART

The following forms highlight a series of common outbuilding designs, applicable to a variety of property sizes, shapes, and contexts. Each form addresses maximum square footage, appropriate heights, and offers example floor plans. Each image is meant to be a reference of a potential outbuilding design and should be seen as a template for allowable outbuilding forms and scales. Similarly, for lots larger than 10,000sq ft, each 1 and 1.5 story form may be scaled up to a maximum of 1000sq ft, so long as all other site restrictions are adhered to.

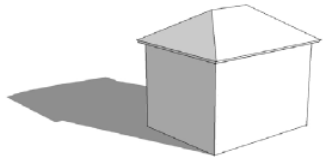
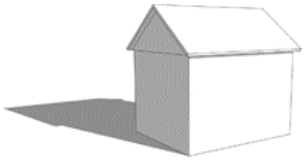
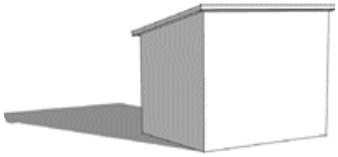
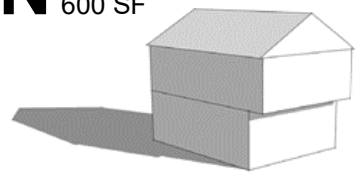
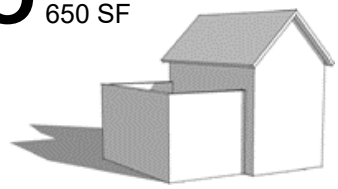
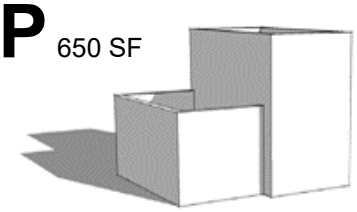
Any version of any specific plan that is less than the maximum dimensions would also be considered as fulfilling the requirements of one of these plans.

OUTBUILDING FORM Maximum Footprint	All Lots	Lot larger than 10,000 SF	1 story maximum	1.5 stories maximum	2 stories maximum	Potential garage size
A 800 SF 	●		●			3
B 800 SF 	●		●			3
C 800 SF 	●		●			3
D 800 SF 	●		●			3

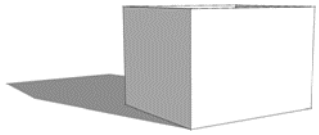
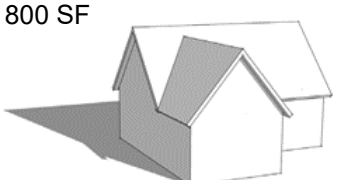
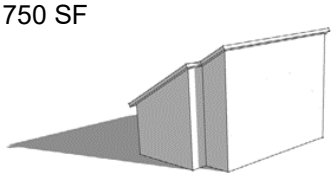
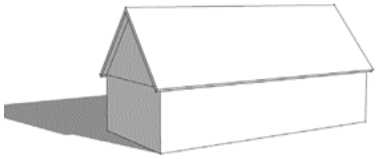
OUTBUILDING FORM
Maximum Footprint

	All Lots	Lot larger than 10,000 SF	1 story maximum	1.5 stories maximum	2 stories maximum	Potential garage size
E 800 SF 	●		●			3
F 750 SF 	●			●		2
G 750 SF 	●			●		2
H 750 SF 	●			●		2
I 750 SF 	●			●		3
J 500 SF 	●			●		2

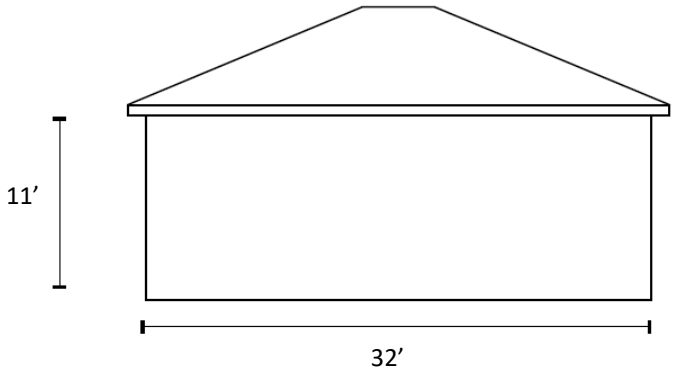
OUTBUILDING FORM
Maximum Footprint

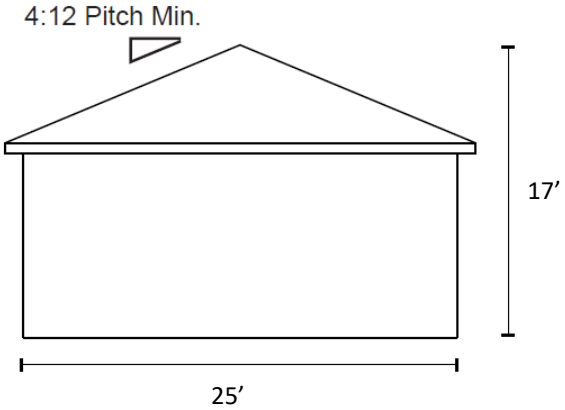
	All Lots	Lot larger than 10,000 SF	1 story maximum	1.5 stories maximum	2 stories maximum	Potential garage size
K 500 SF 	●				●	2
L 500 SF 	●				●	2
M 500 SF 	●				●	2
N 600 SF 	●				●	2
O 650 SF 	●				●	2
P 650 SF 	●				●	2

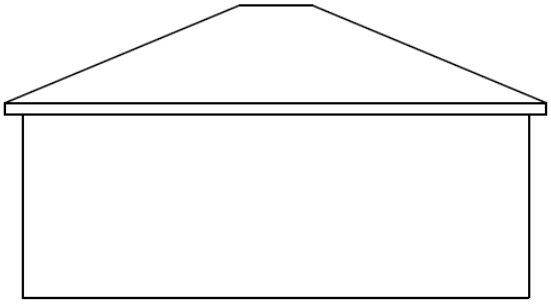
OUTBUILDING FORM
Maximum Footprint

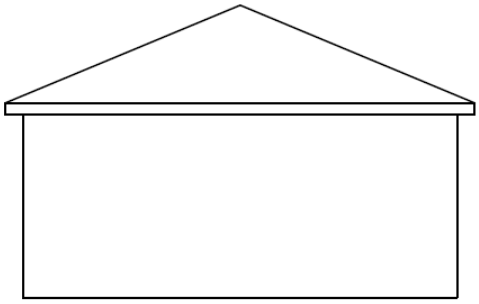
	All Lots	Lot larger than 10,000 SF	1 story maximum	1.5 stories maximum	2 stories maximum	Potential garage size
Q 750 SF 		●			●	3
R 800 SF 		●		●		3
S 750 SF 		●		●		3
T 1000 SF 		●		●		4

1 STORY
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**

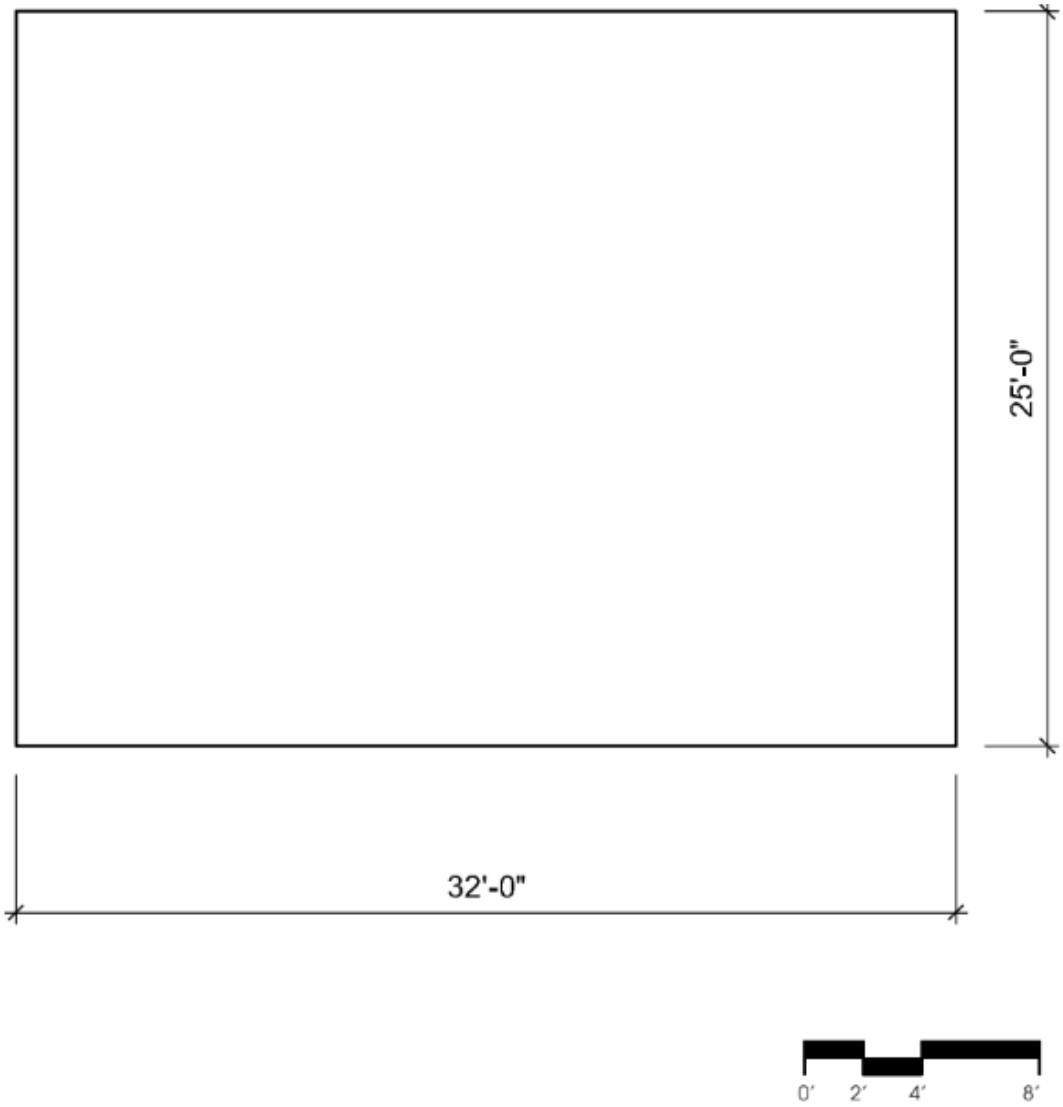








EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER FOR CLERESTORY WINDOWS

ROOF DORMER FOR CLERESTORY WINDOWS

PROJECTING BAY

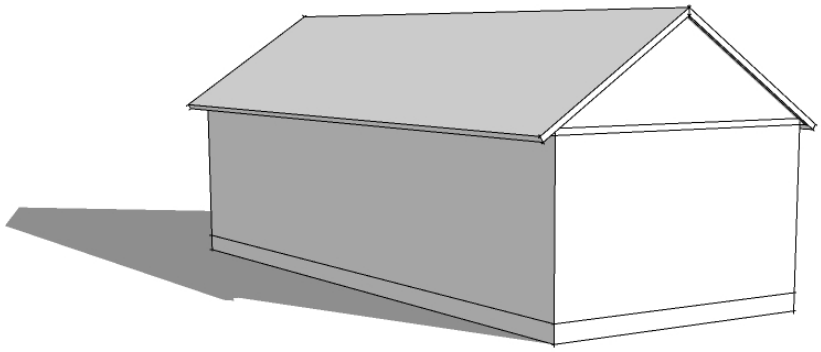
CUPOLA

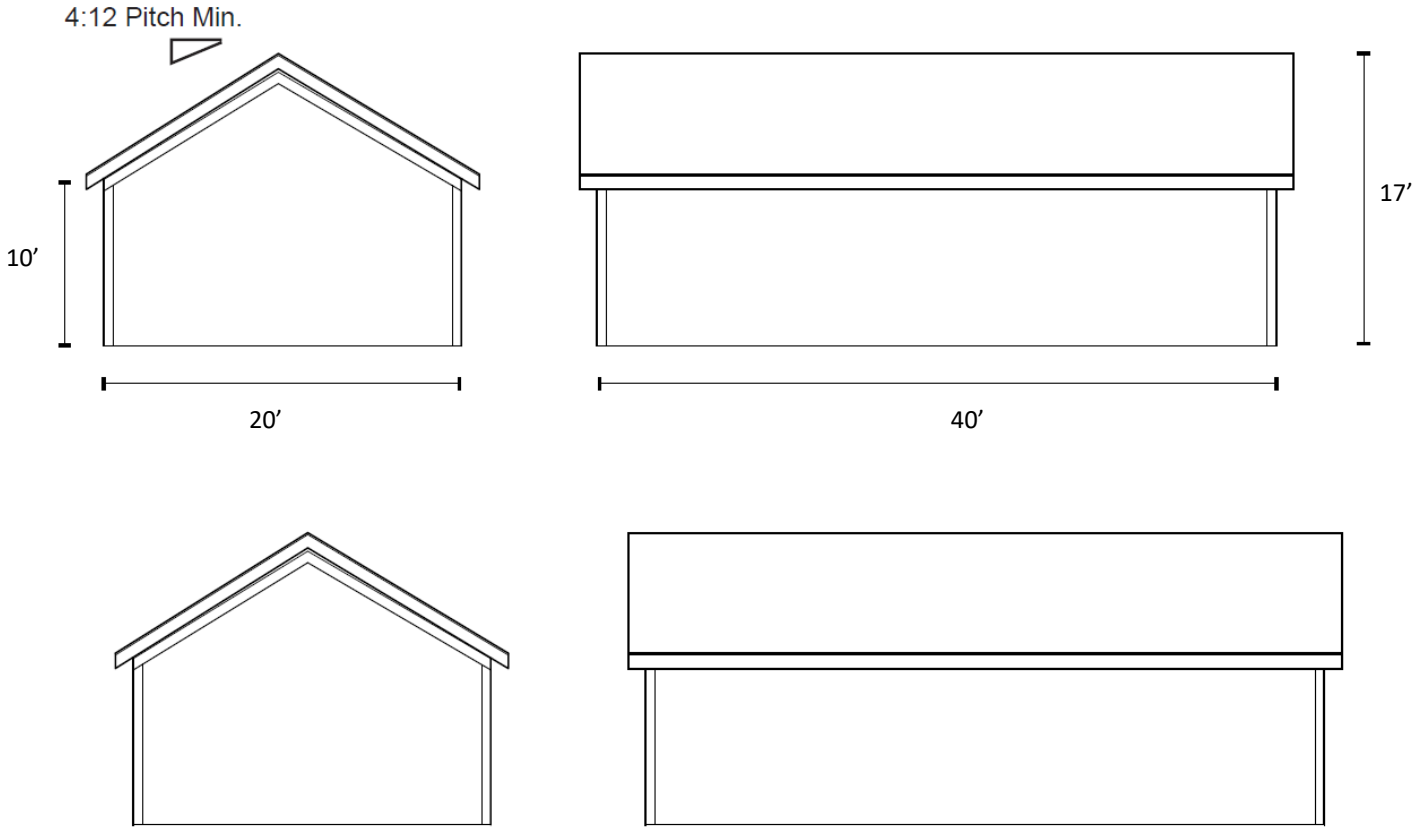
ENCLOSED VESTIBULE

HOODS & AWNINGS

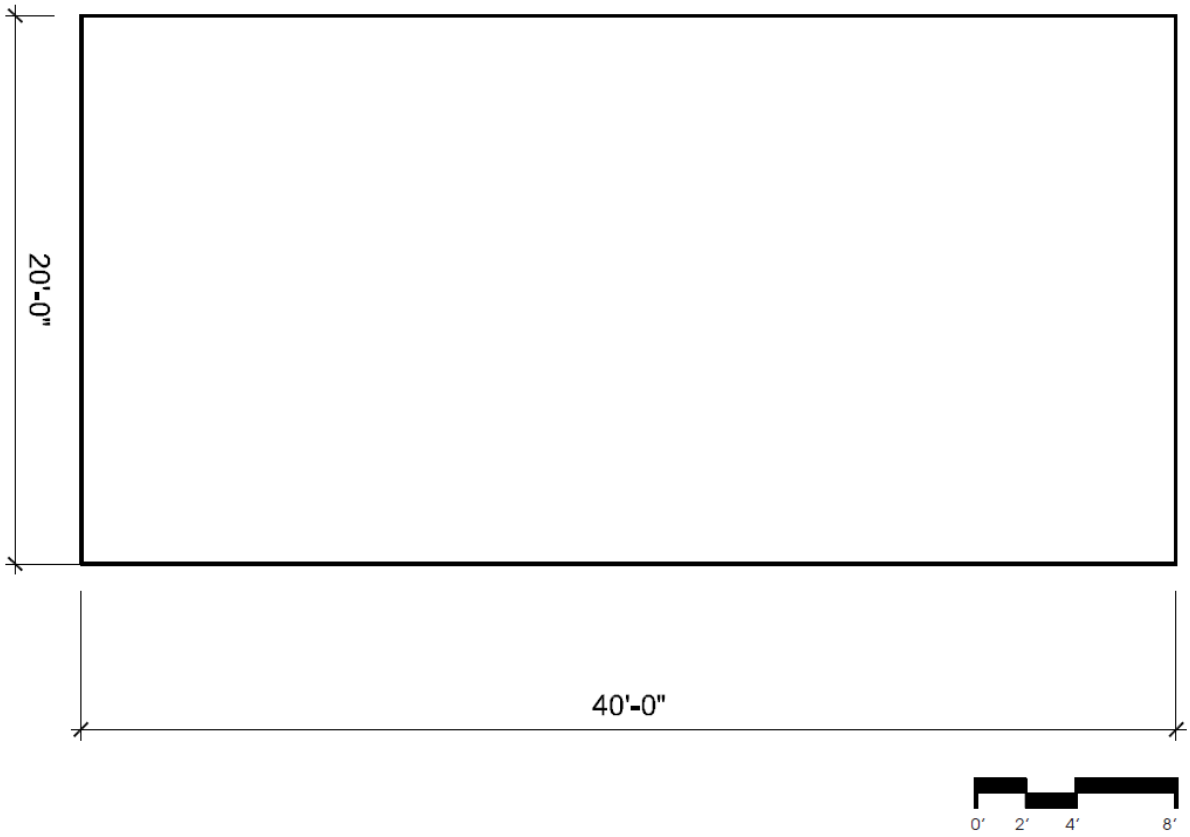
B

1 STORY
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER FOR CLERESTORY WINDOWS

ROOF DORMER FOR CLERESTORY DORERS

PROJECTING BAY

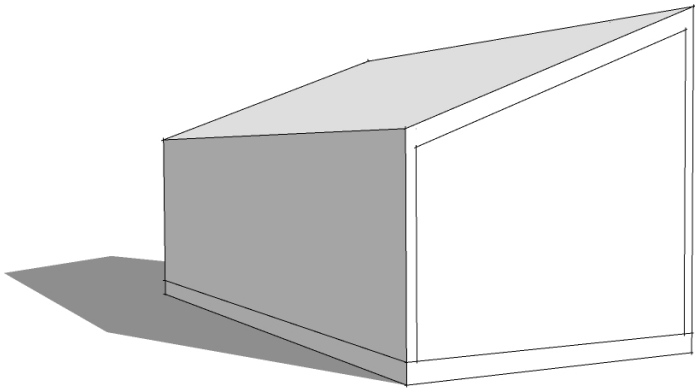
CUPOLA

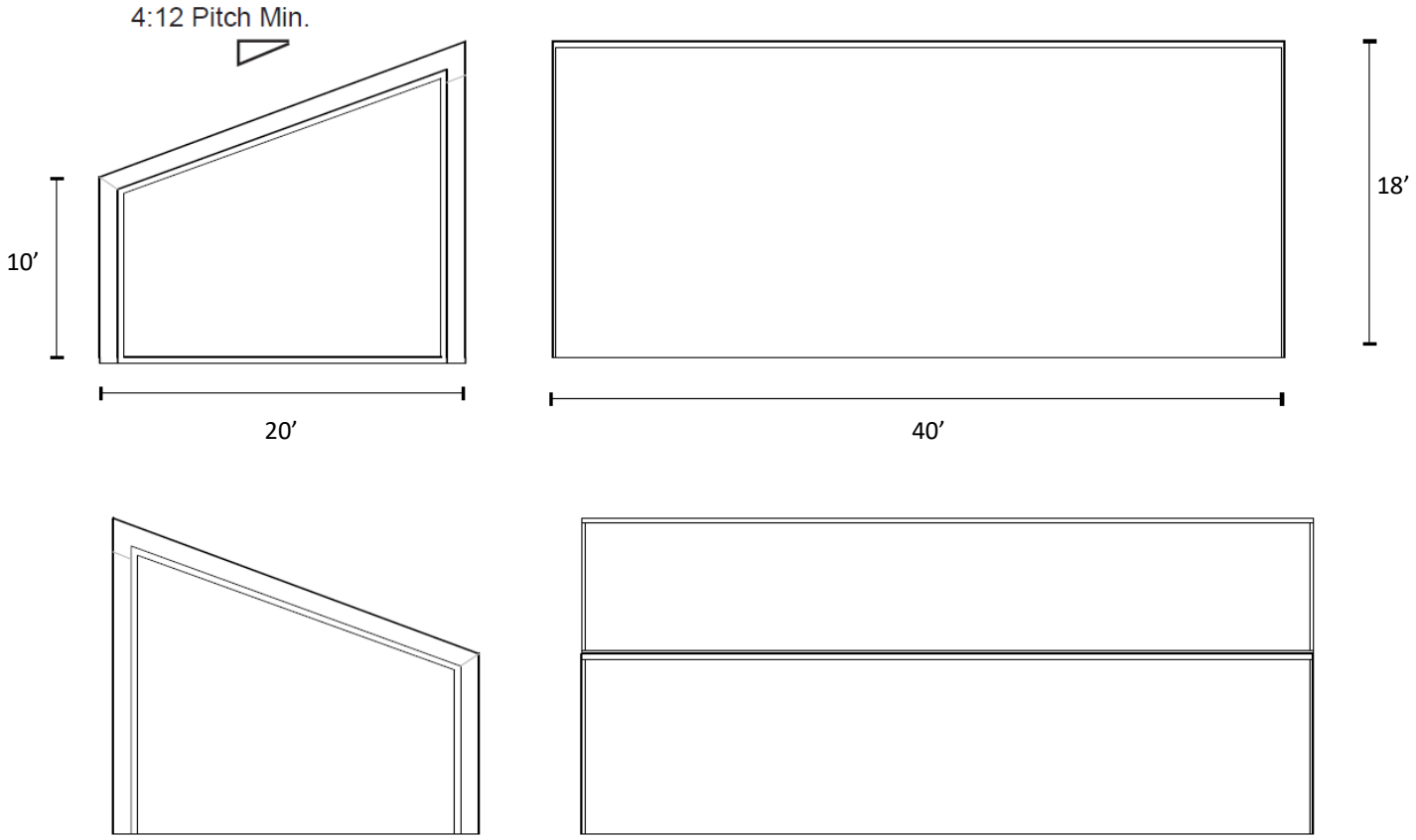
ENCLOSED VESTIBULE

HOODS & AWNINGS

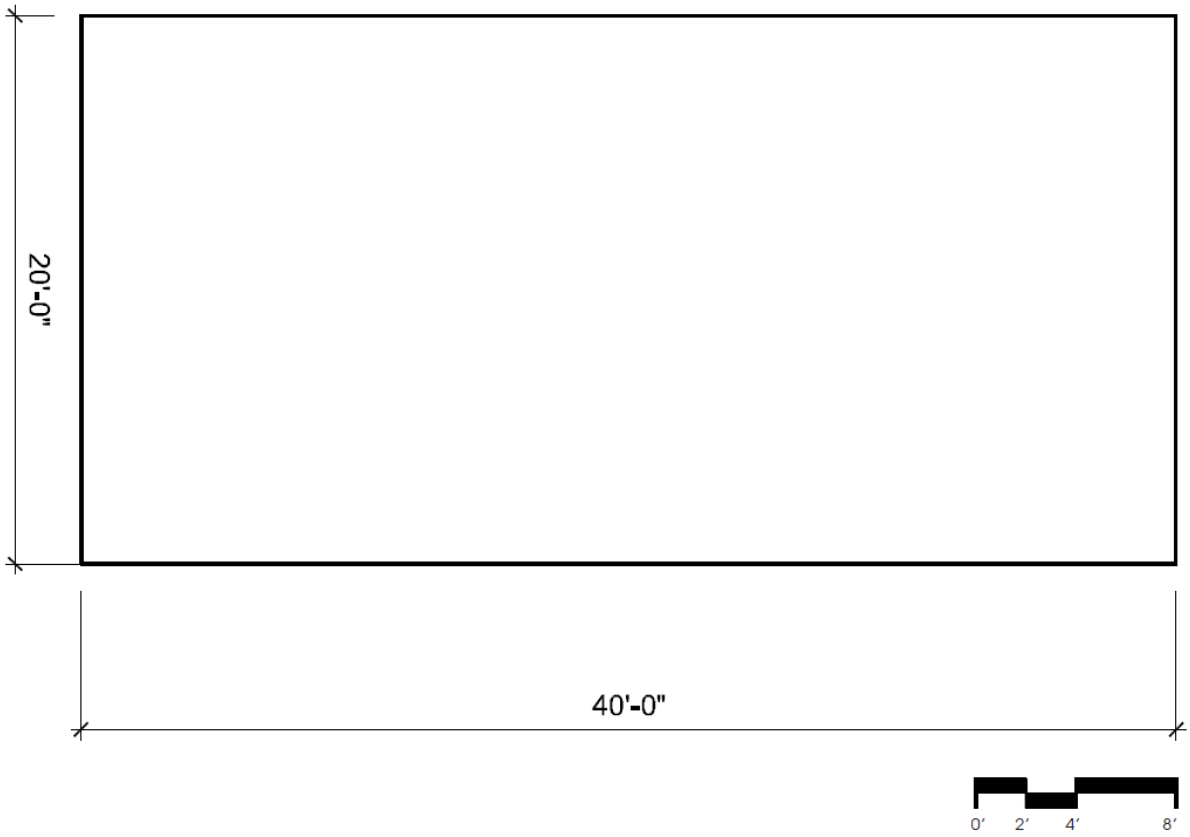
C

1 STORY
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

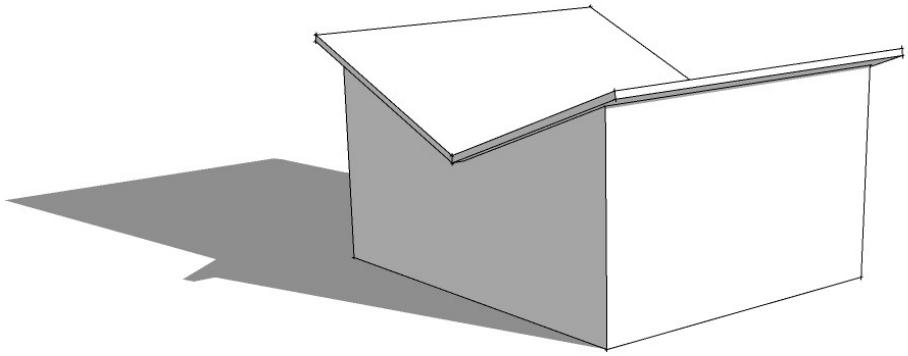
PROJECTING BAY

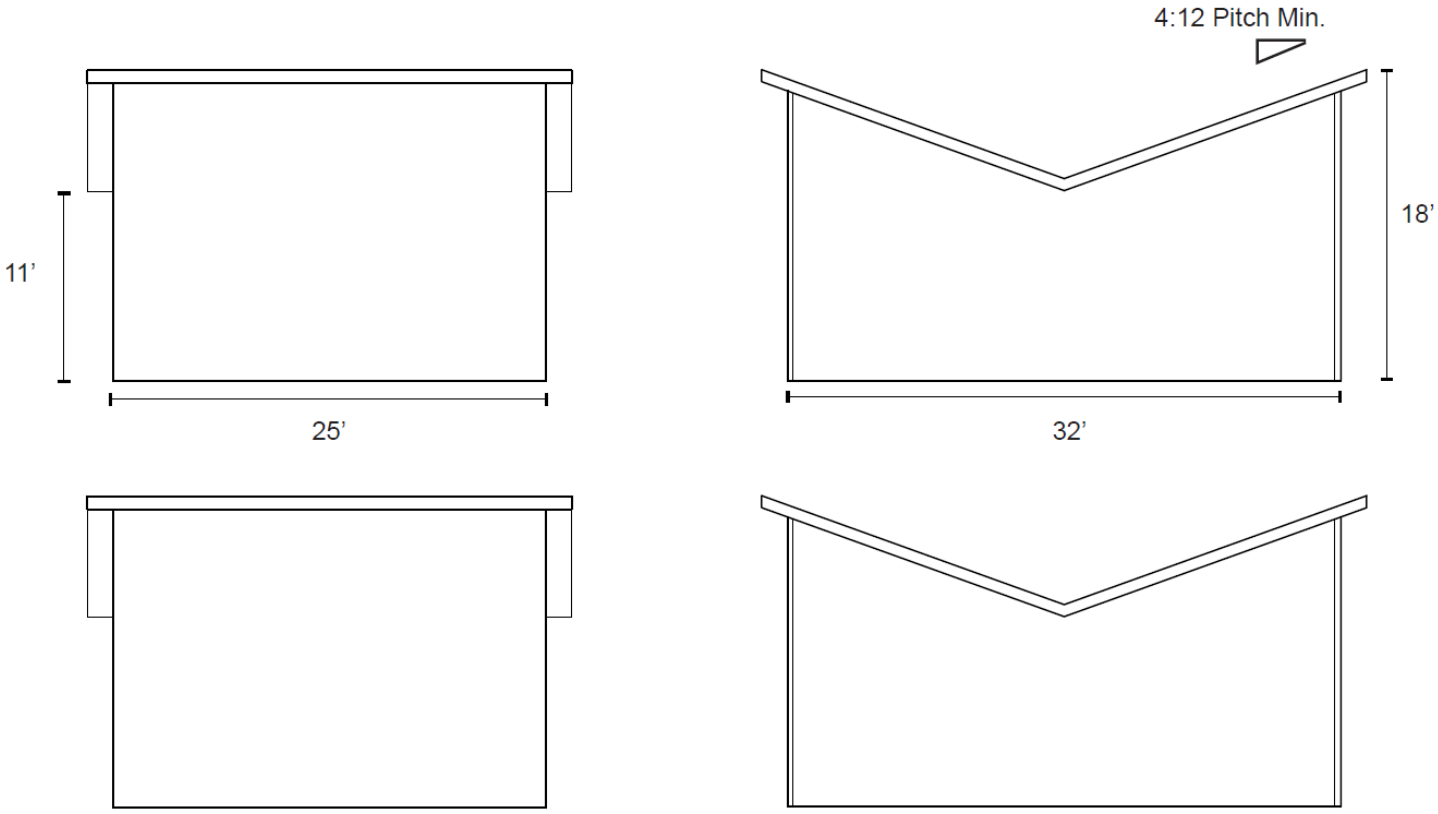
ENCLOSED VESTIBULE

HOODS & AWNINGS

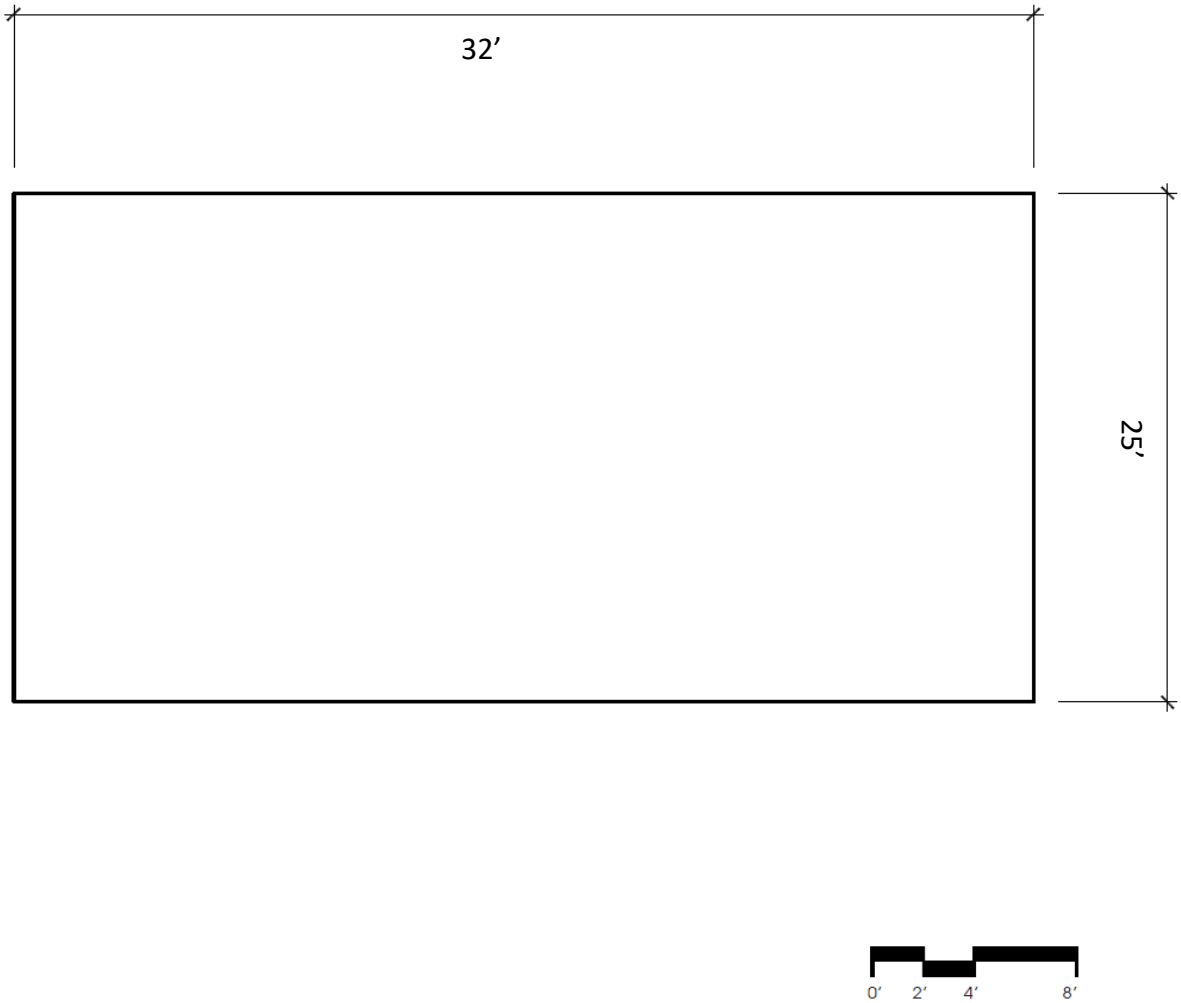
D

1 STORIES
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

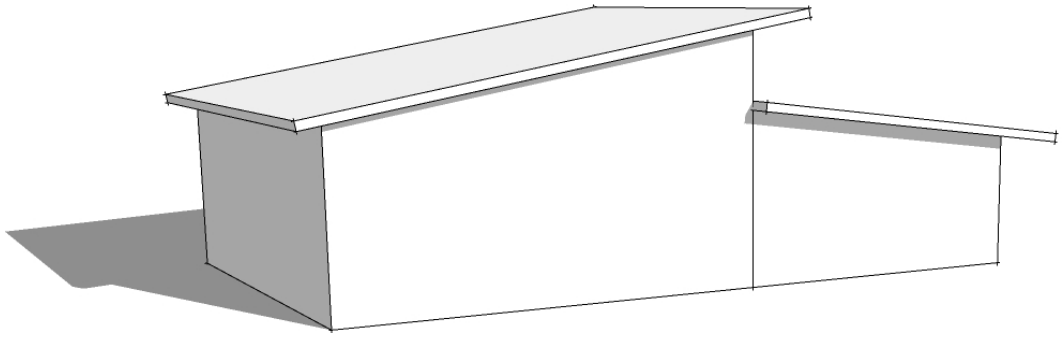
PROJECTING BAY

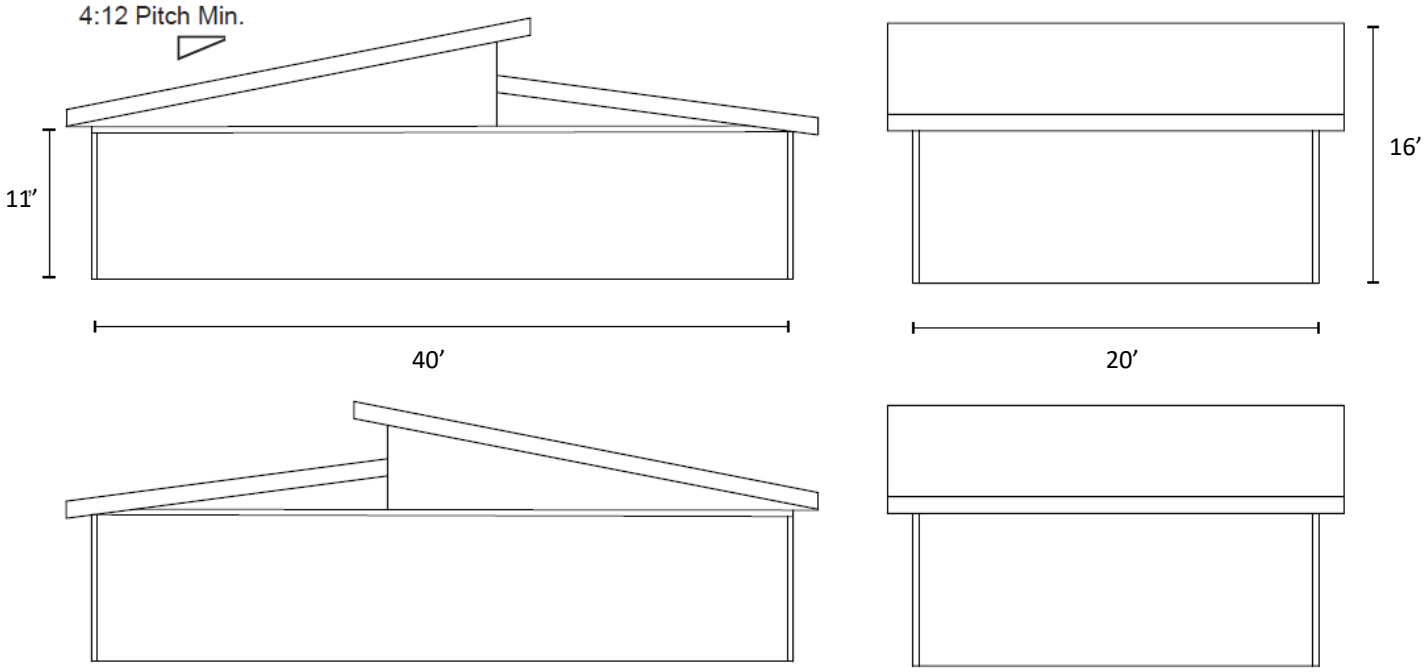
ENCLOSED VESTIBULE

HOODS & AWNINGS

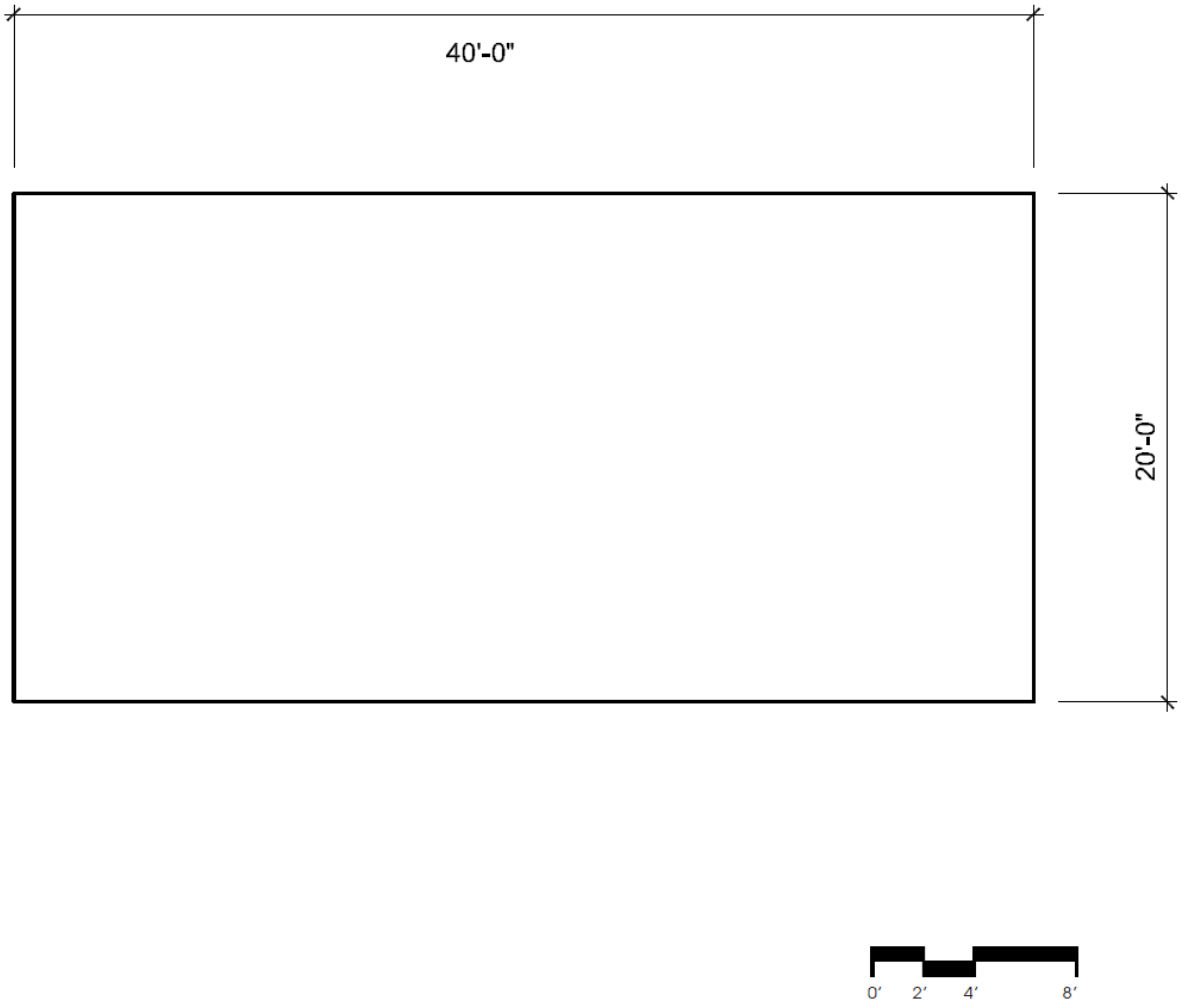
E

1 STORIES
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

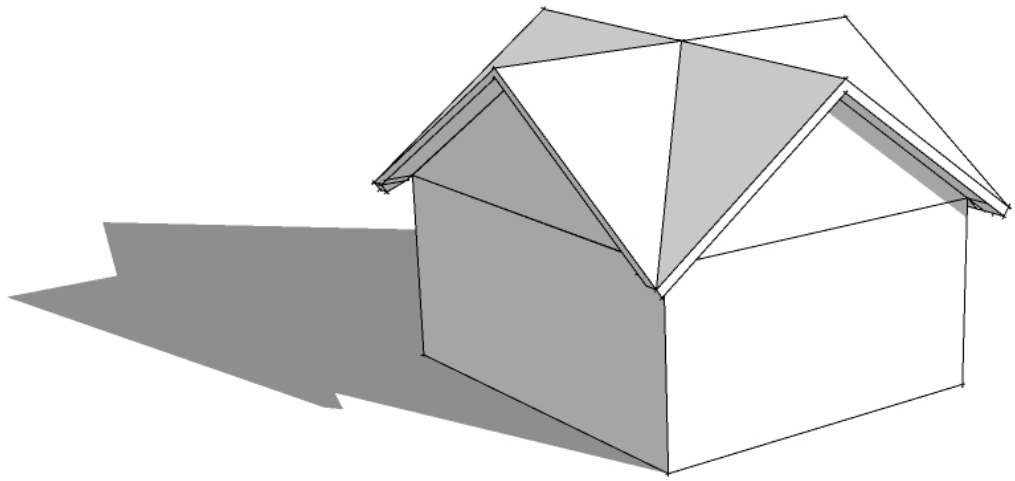
CUPOLA

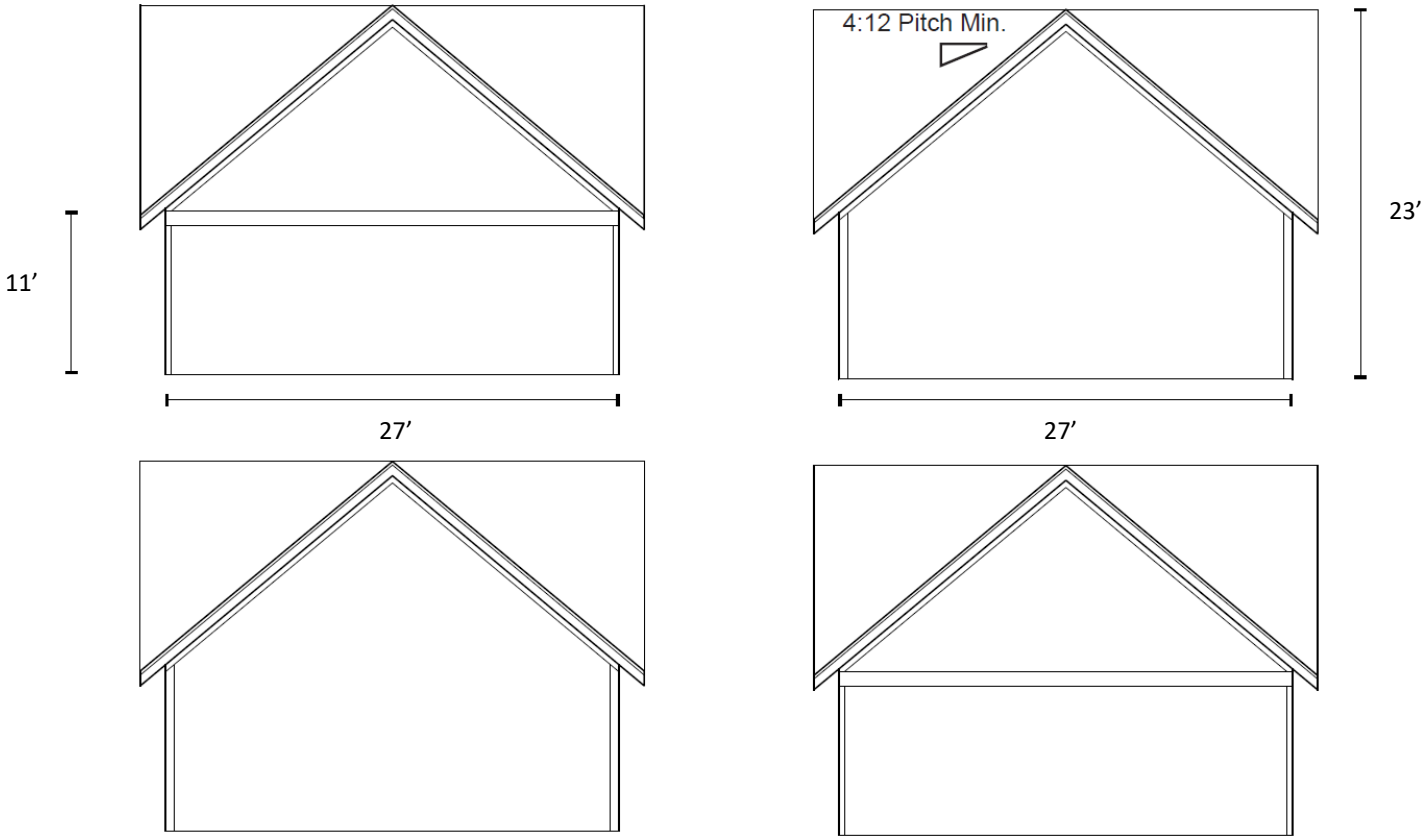
ENCLOSED VESTIBULE

HOODS & AWNINGS

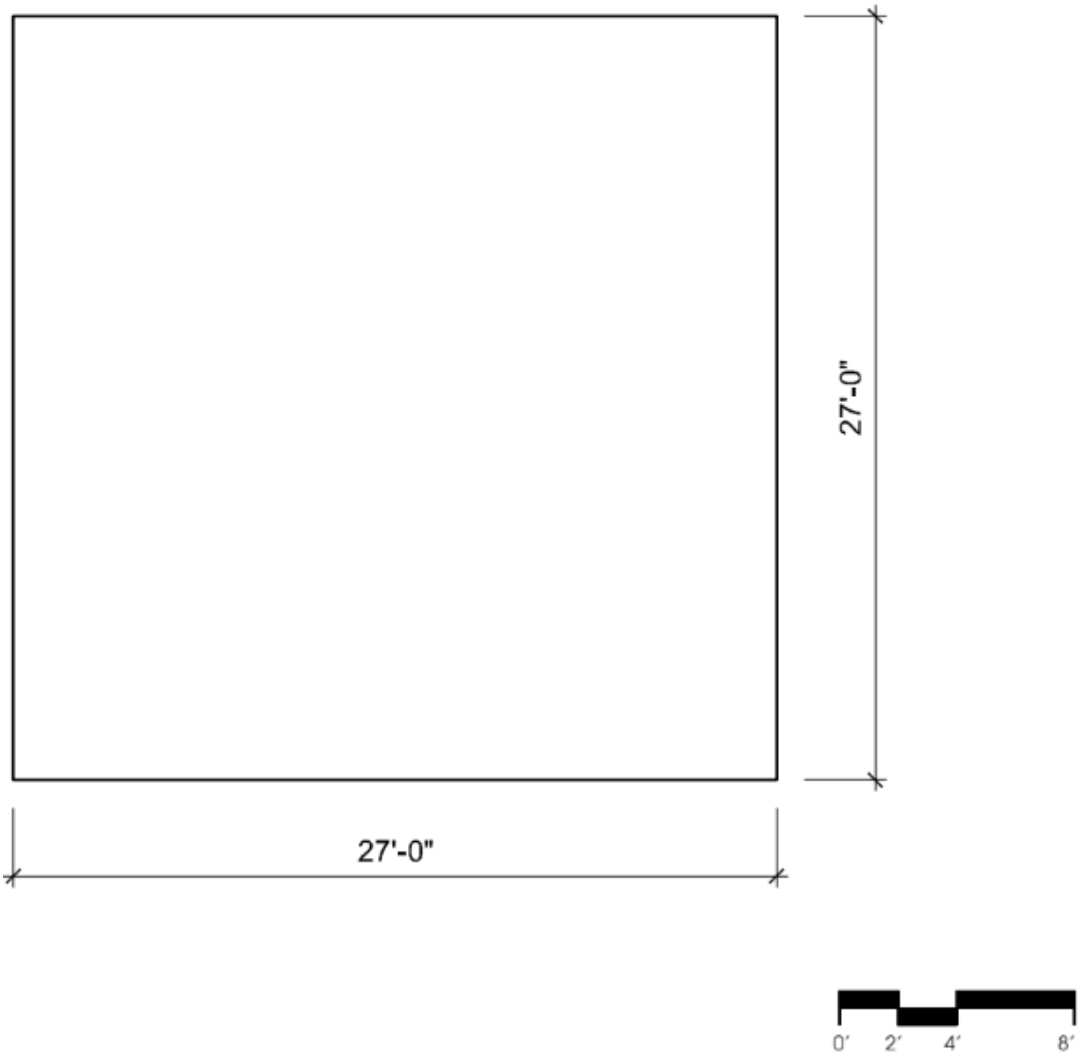
F

1.5 STORIES
MAXIMUM FOOTPRINT: **750 SF**
GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

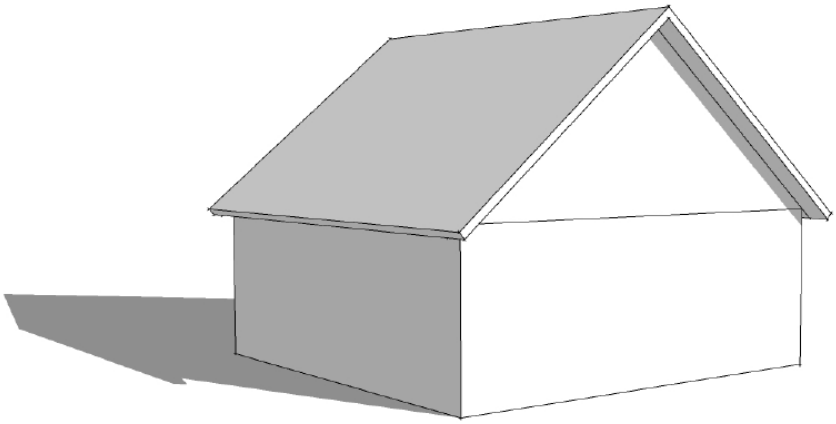
CUPOLA

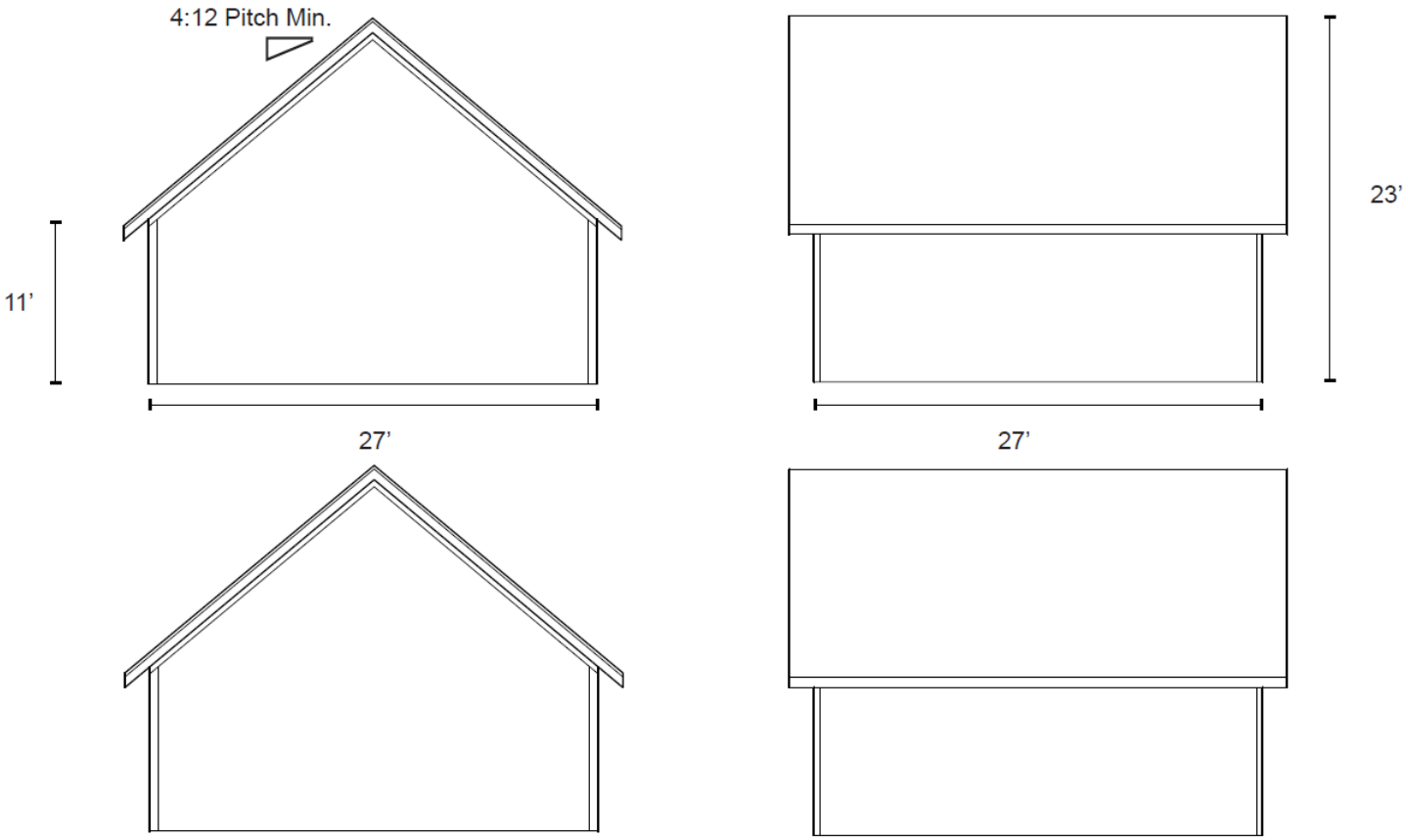
ENCLOSED VESTIBULE

HOODS & AWNINGS

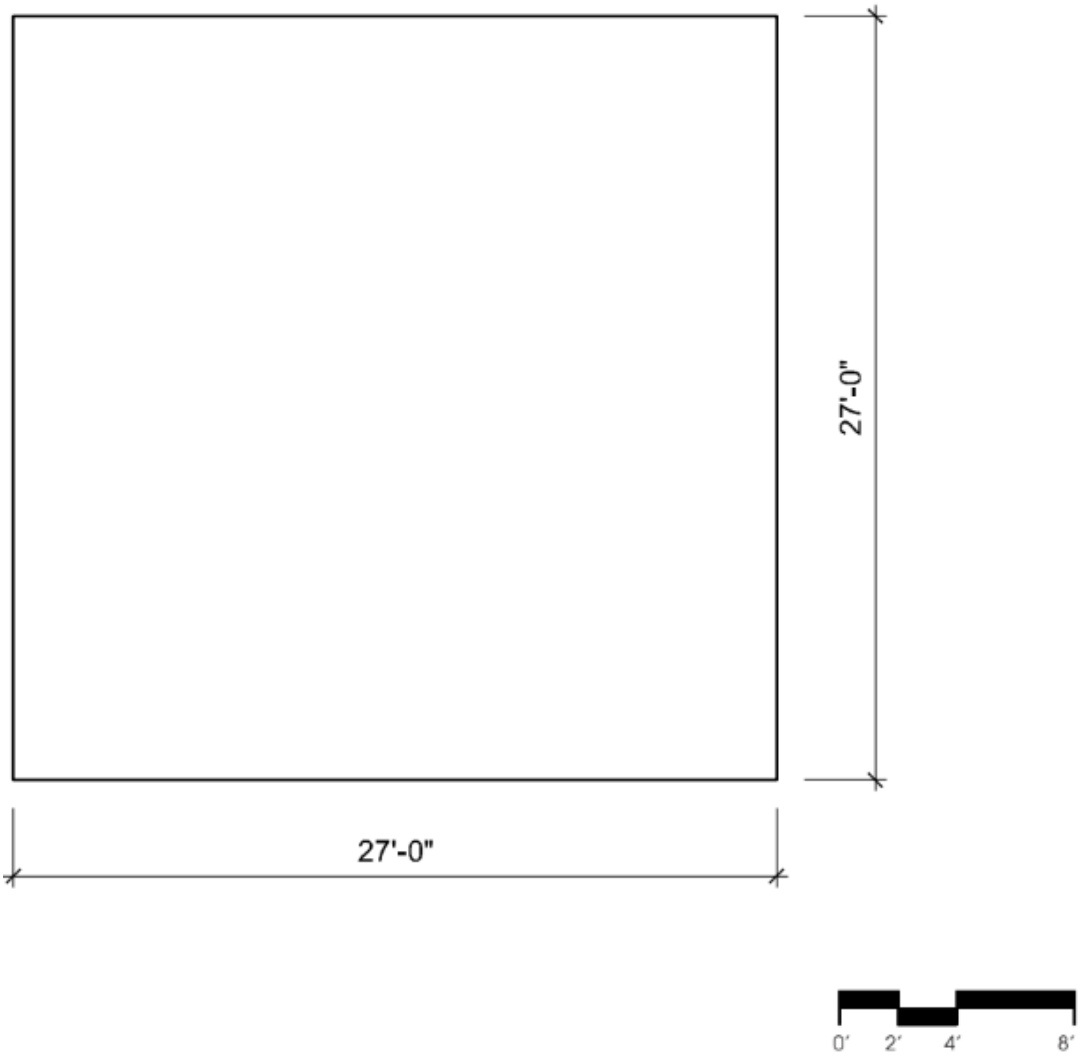
G

1.5 STORIES
MAXIMUM FOOTPRINT: **750 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER

ROOF DORMER

RECESSED DORMER

PROJECTING BAY

CUPOLA

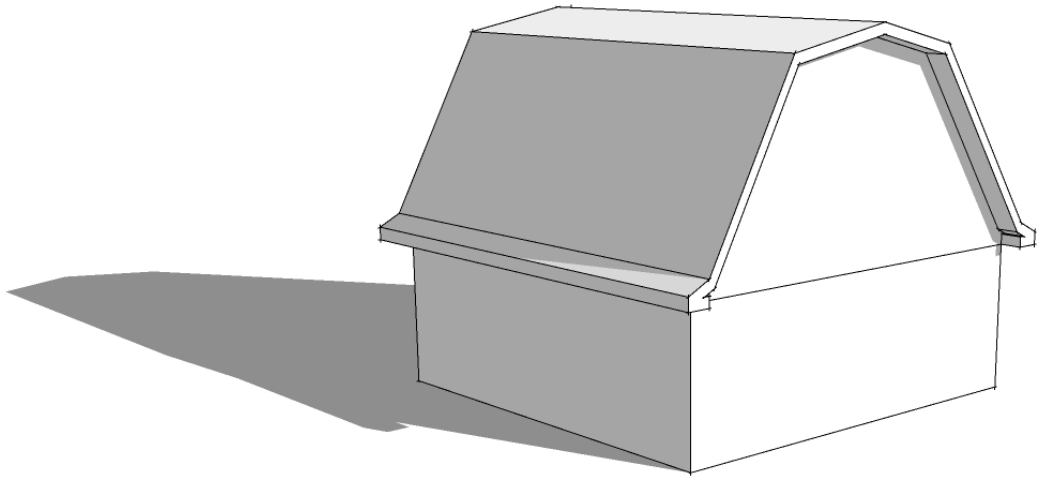
ENCLOSED VESTIBULE

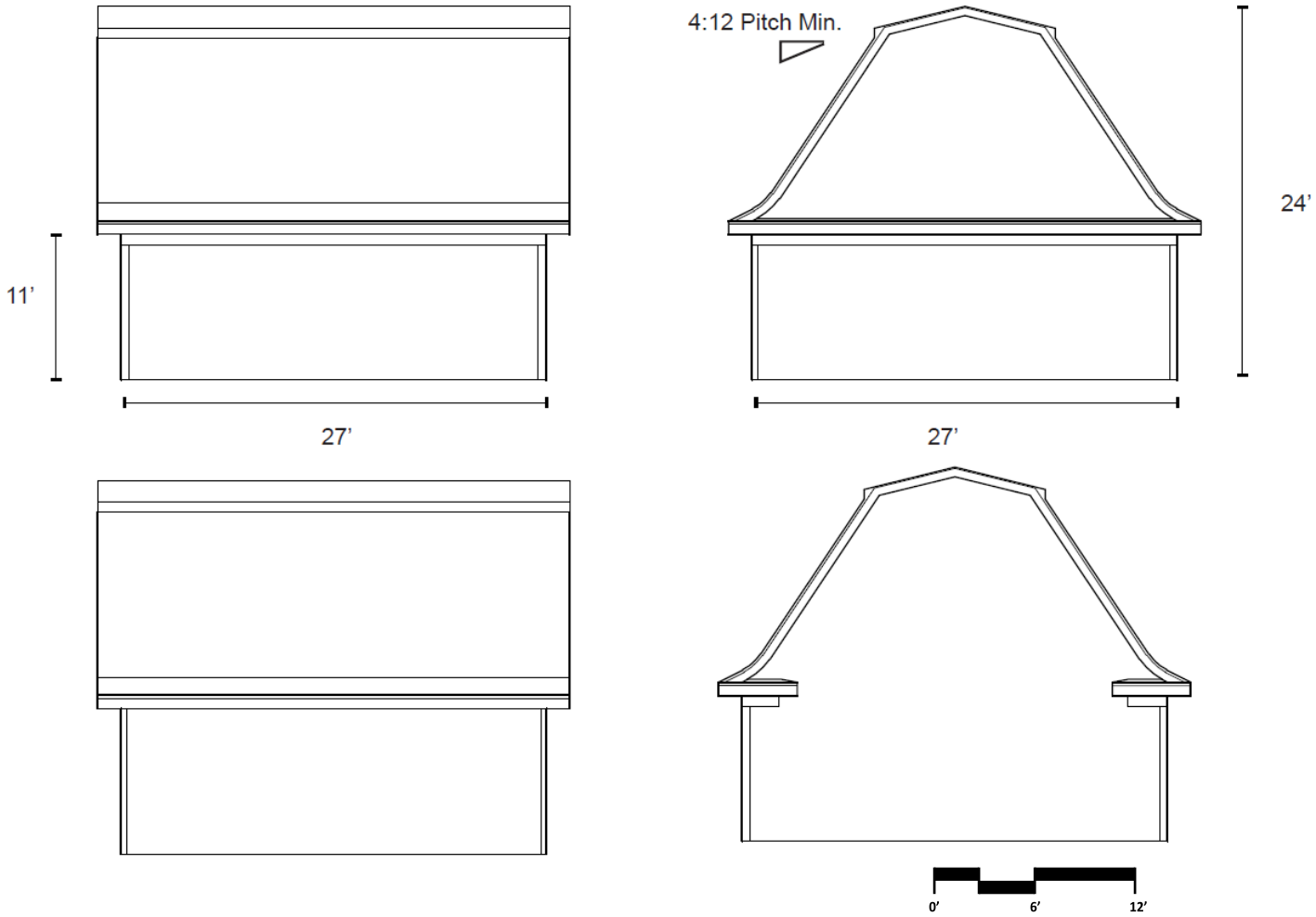
HOODS & AWNINGS

UPPER LEVEL PROJECTING BALCONY

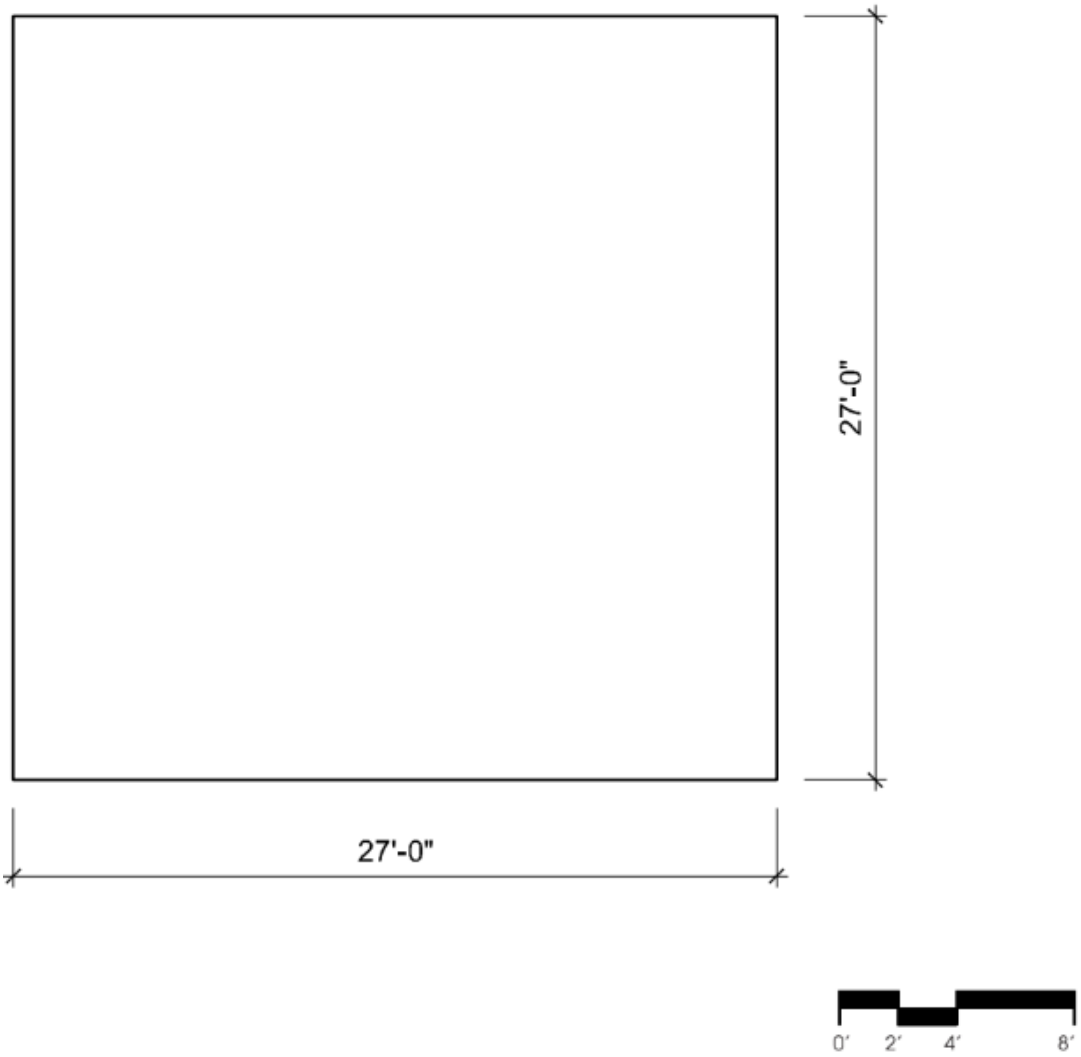
H

1.5 STORIES
MAXIMUM FOOTPRINT: **750 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER

ROOF DORMER

RECESSED DORMER

PROJECTING BAY

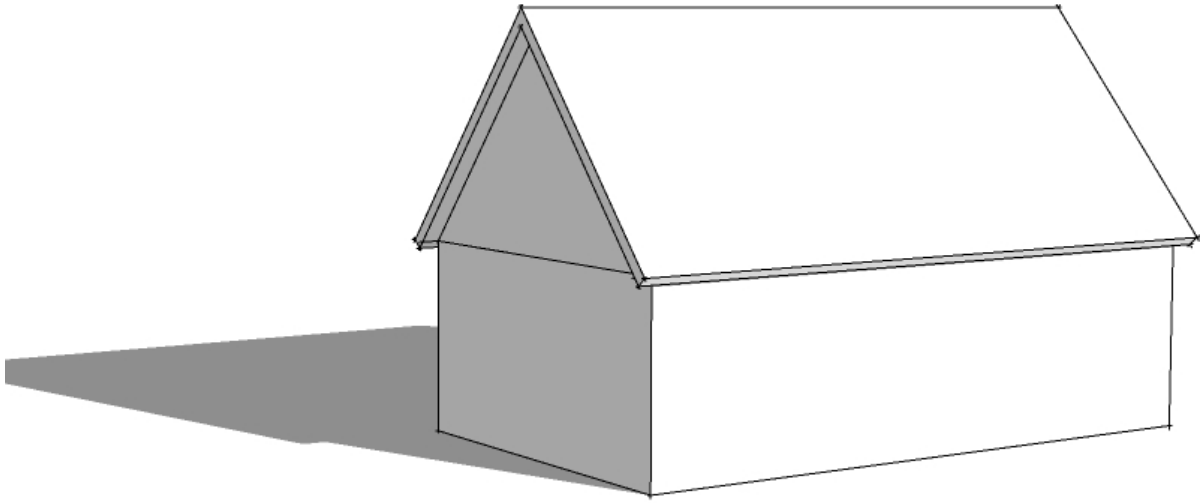
CUPOLA

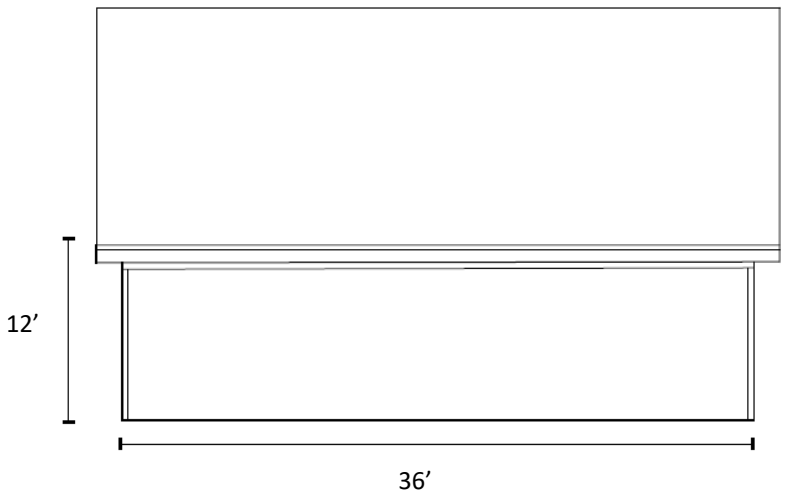
ENCLOSED VESTIBULE

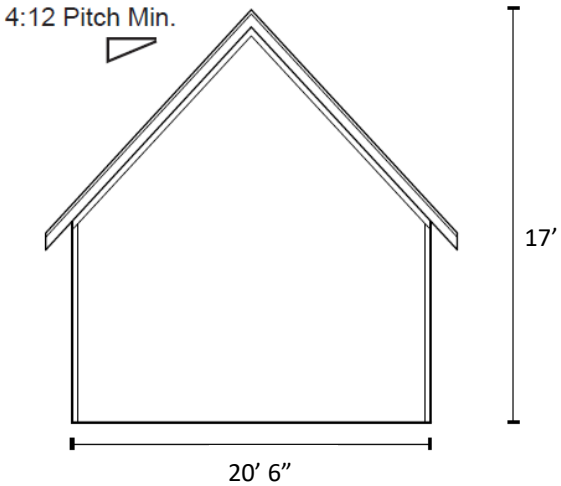
HOODS & AWNINGS

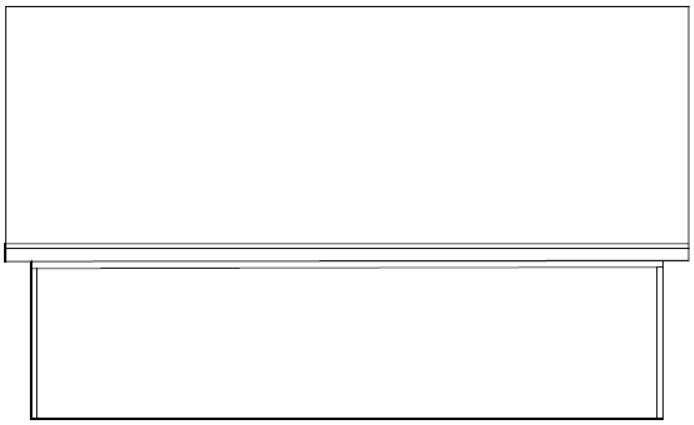
UPPER LEVEL PROJECTING BALCONY

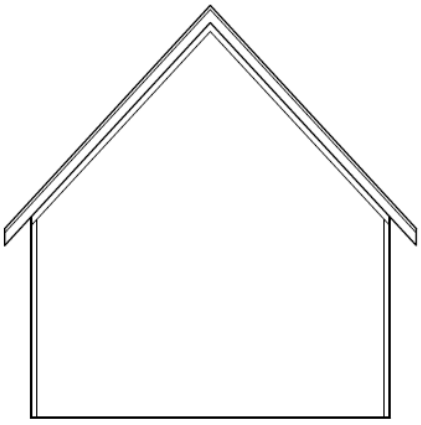
1.5 STORIES
MAXIMUM FOOTPRINT: **750 SF**
POTENTIAL GARAGE SIZE: **3 CAR**



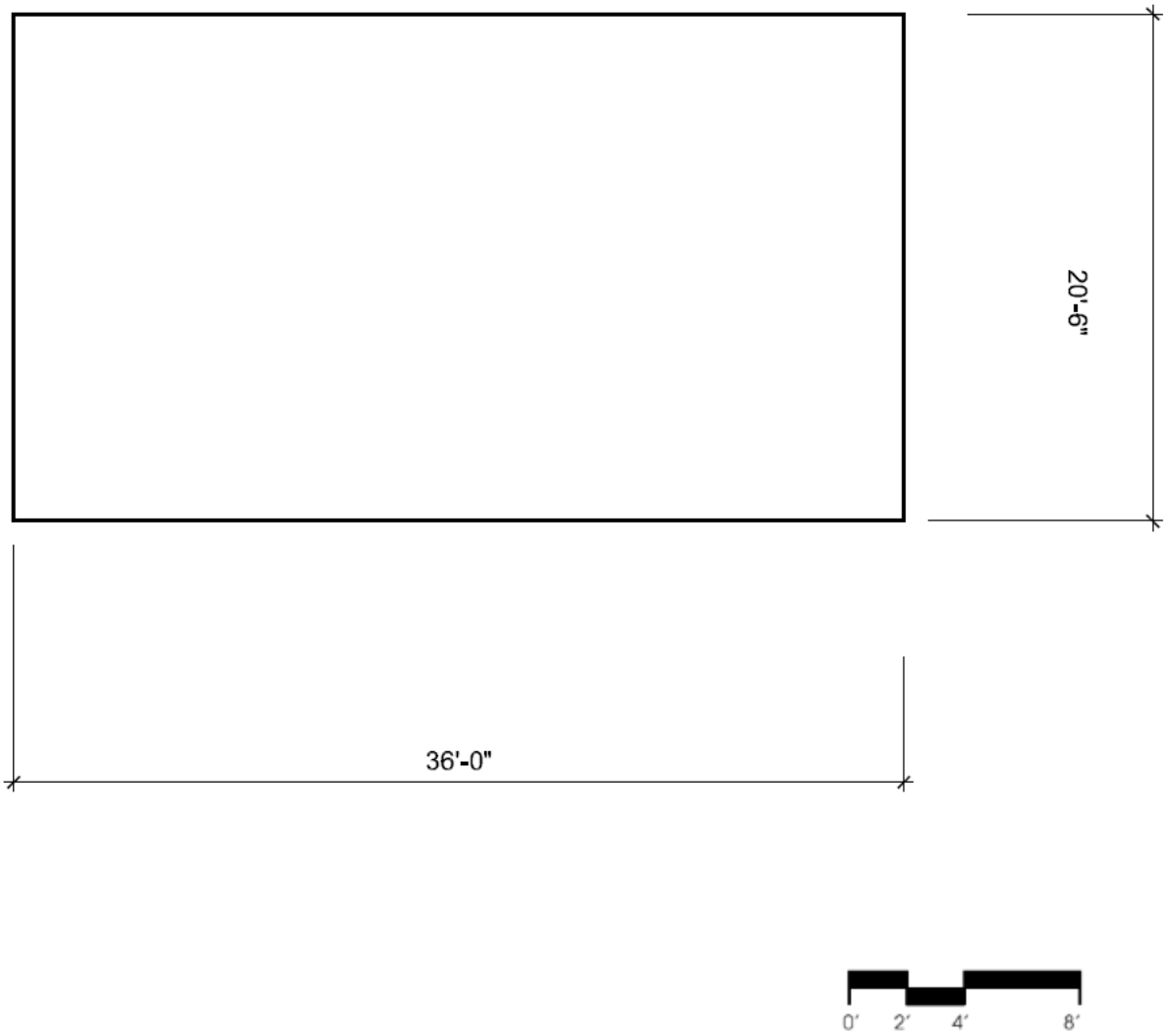








EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER

ROOF DORMER

RECESSED DORMER

PROJECTING BAY

CUPOLA

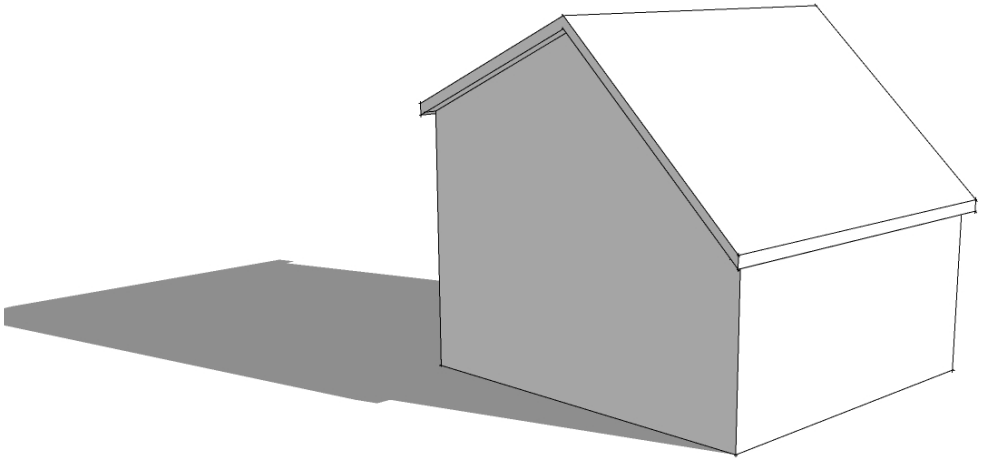
ENCLOSED VESTIBULE

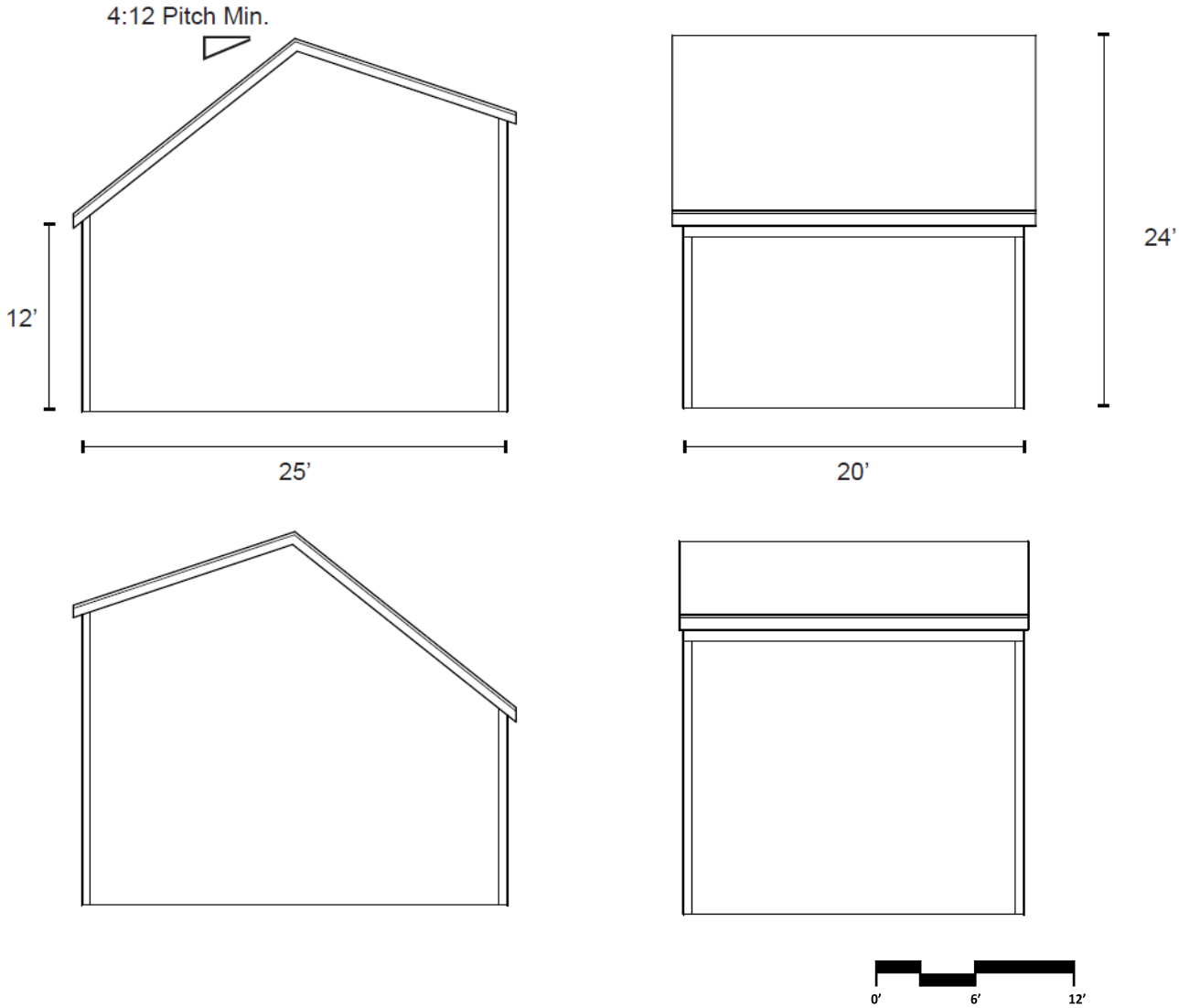
HOODS & AWNINGS

UPPER LEVEL PROJECTING BALCONY

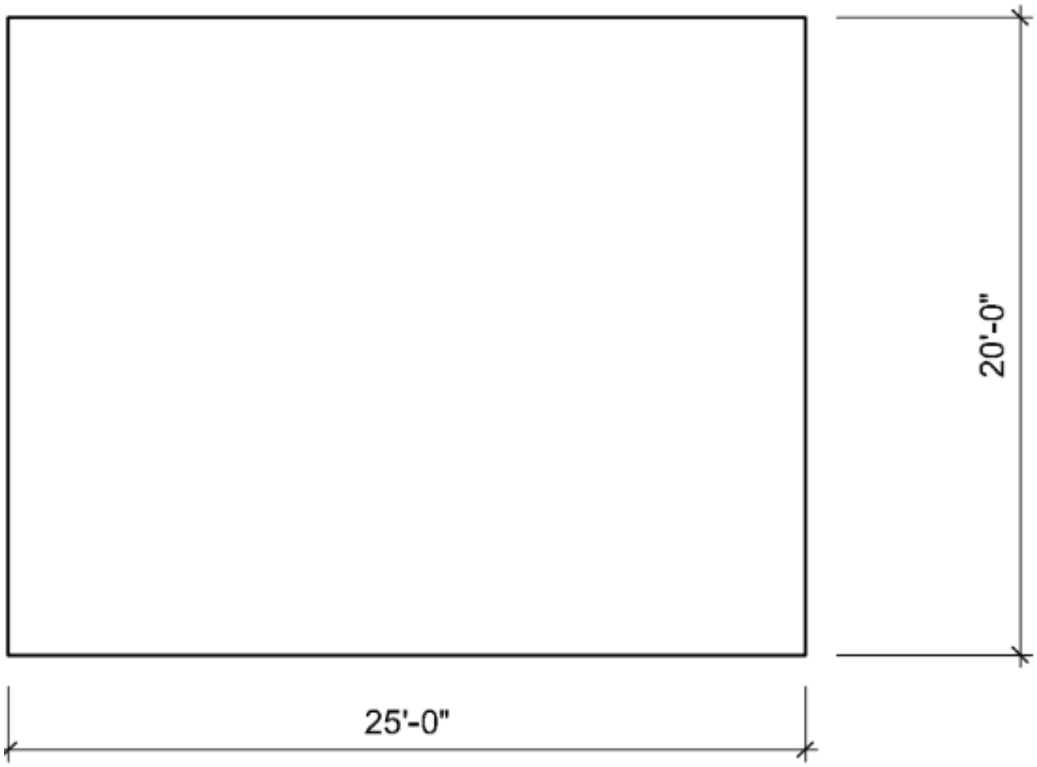
J

2 STORIES
MAXIMUM FOOTPRINT: **500 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

CUPOLA

ENCLOSED VESTIBULE

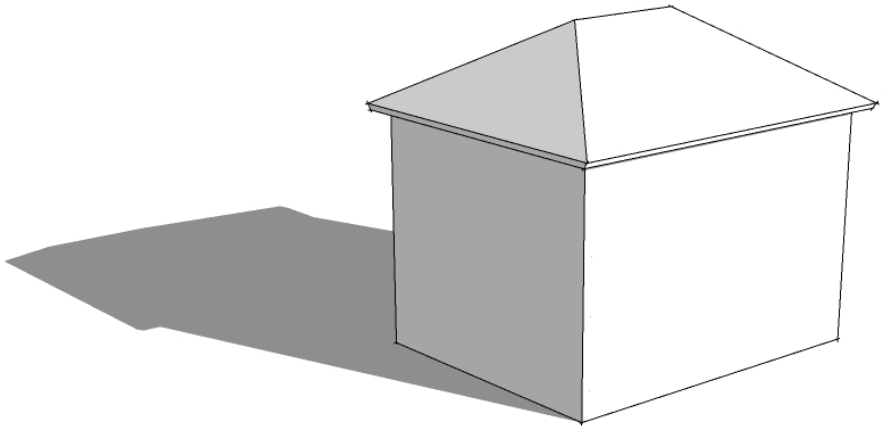
HOODS & AWNINGS

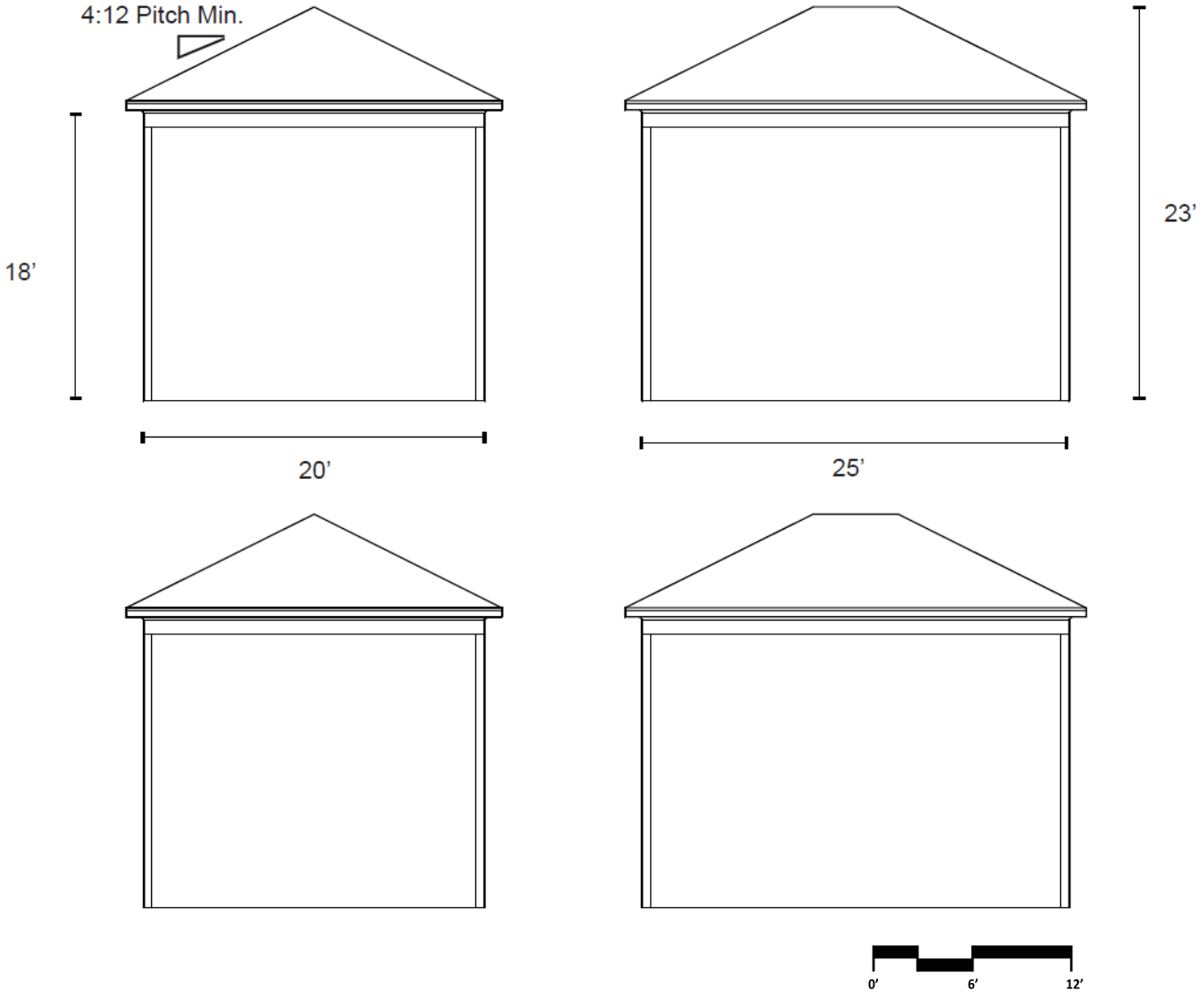
UPPER LEVEL PROJECTING BALCONY

STAIRWELL BAY

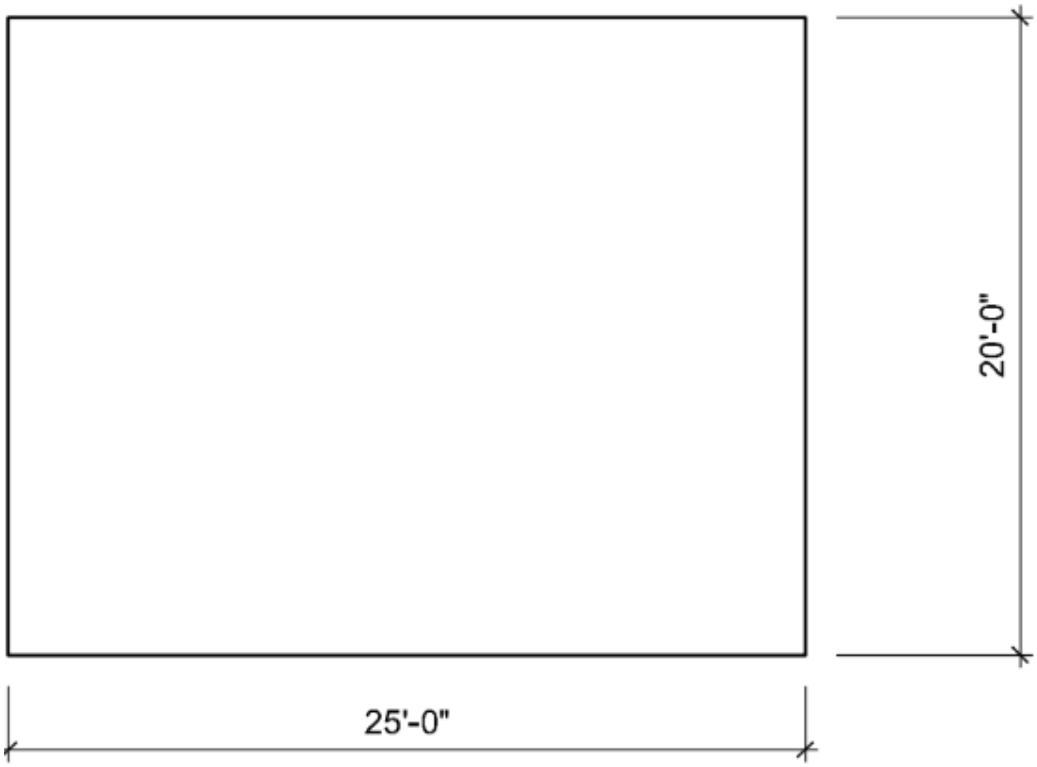
K

2 STORIES
MAXIMUM FOOTPRINT: **500 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

CUPOLA

ENCLOSED VESTIBULE

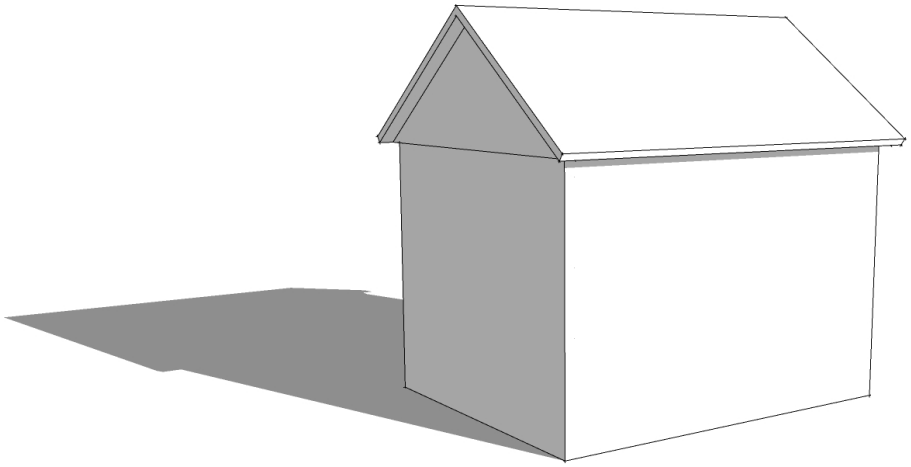
HOODS & AWNINGS

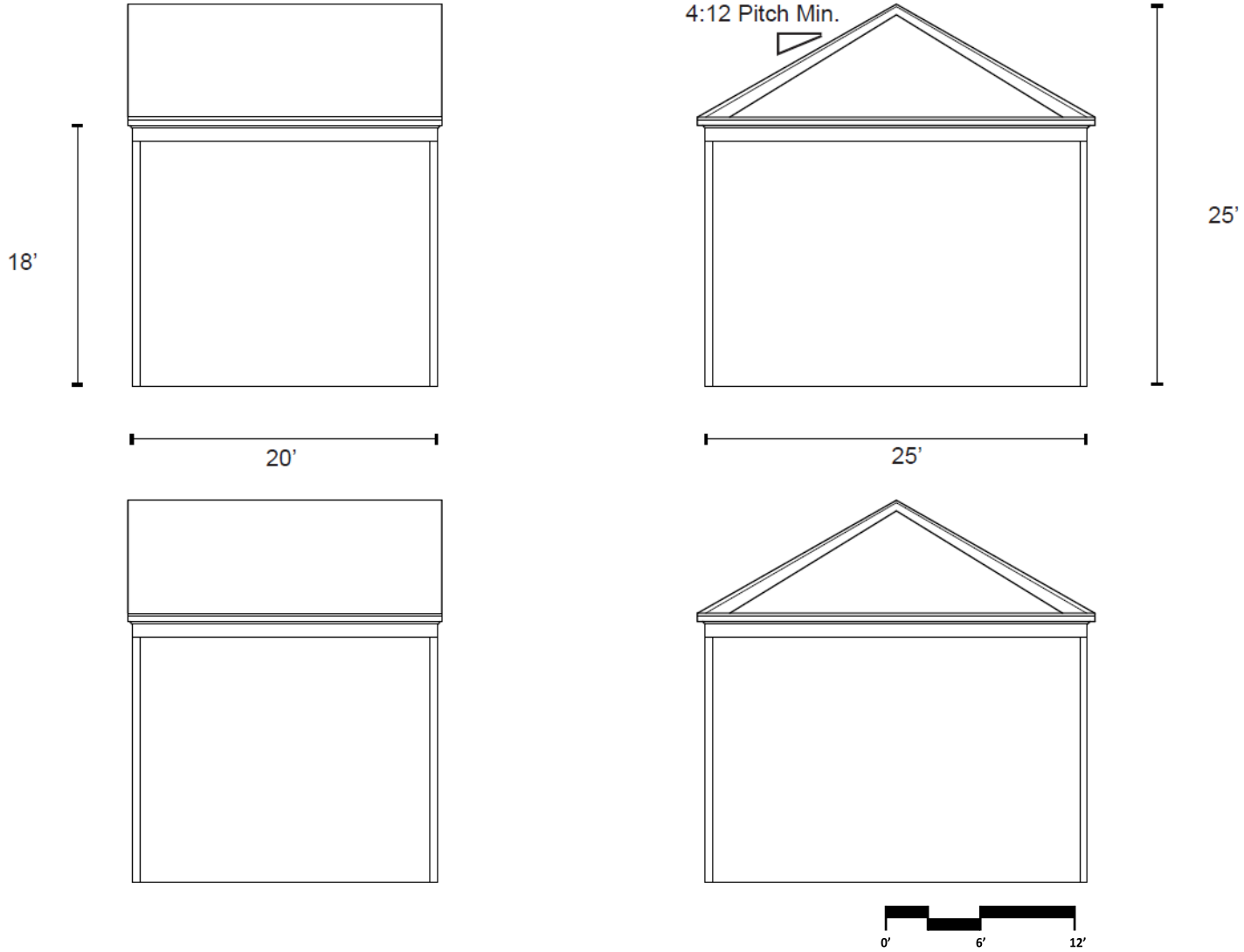
UPPER LEVEL PROJECTING BALCONY

STAIRWELL BAY

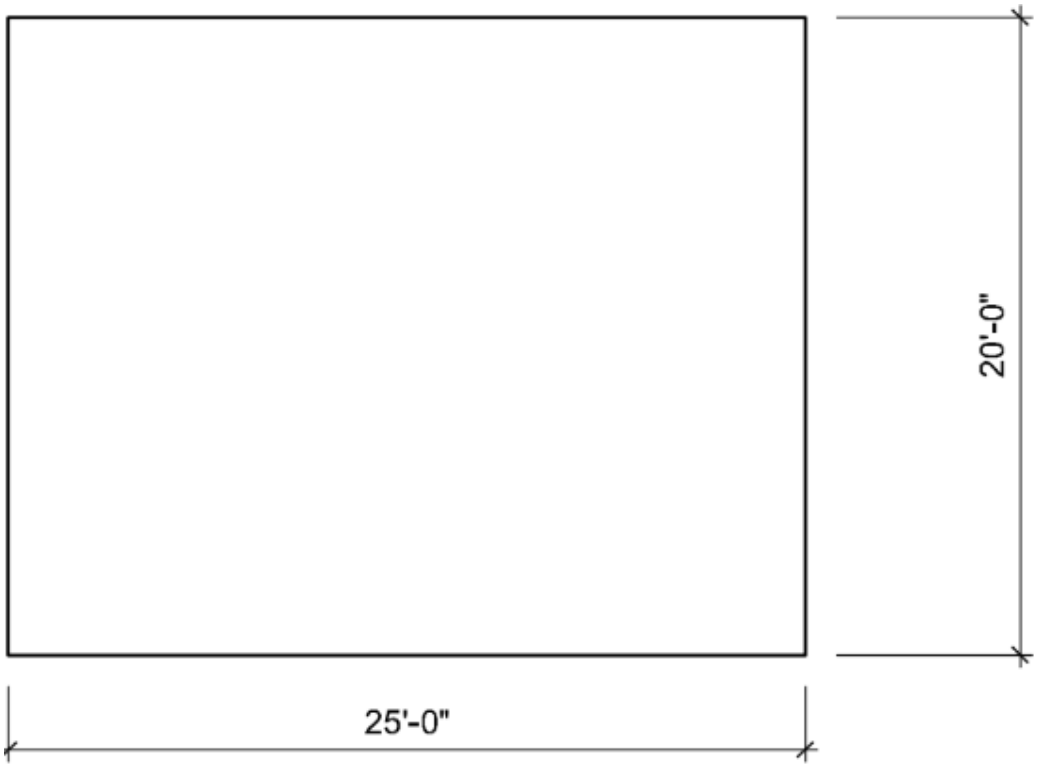
L

2 STORIES
MAXIMUM FOOTPRINT: **500 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

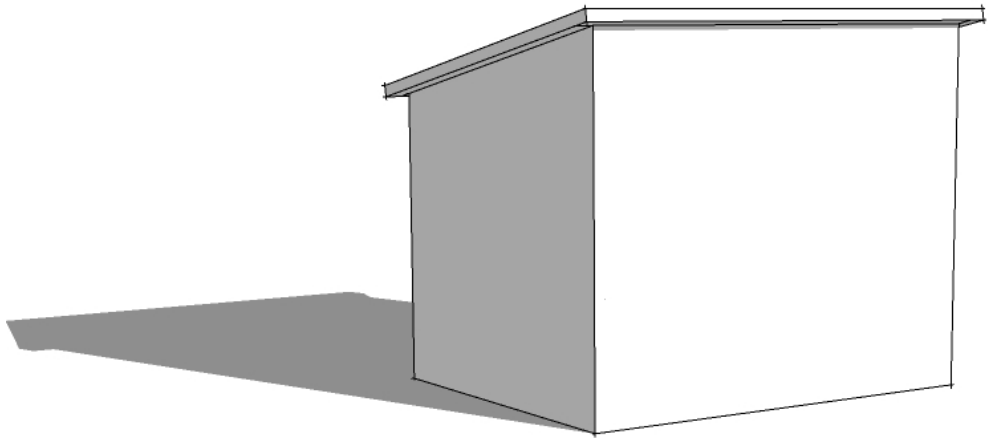
ENCLOSED VESTIBULE

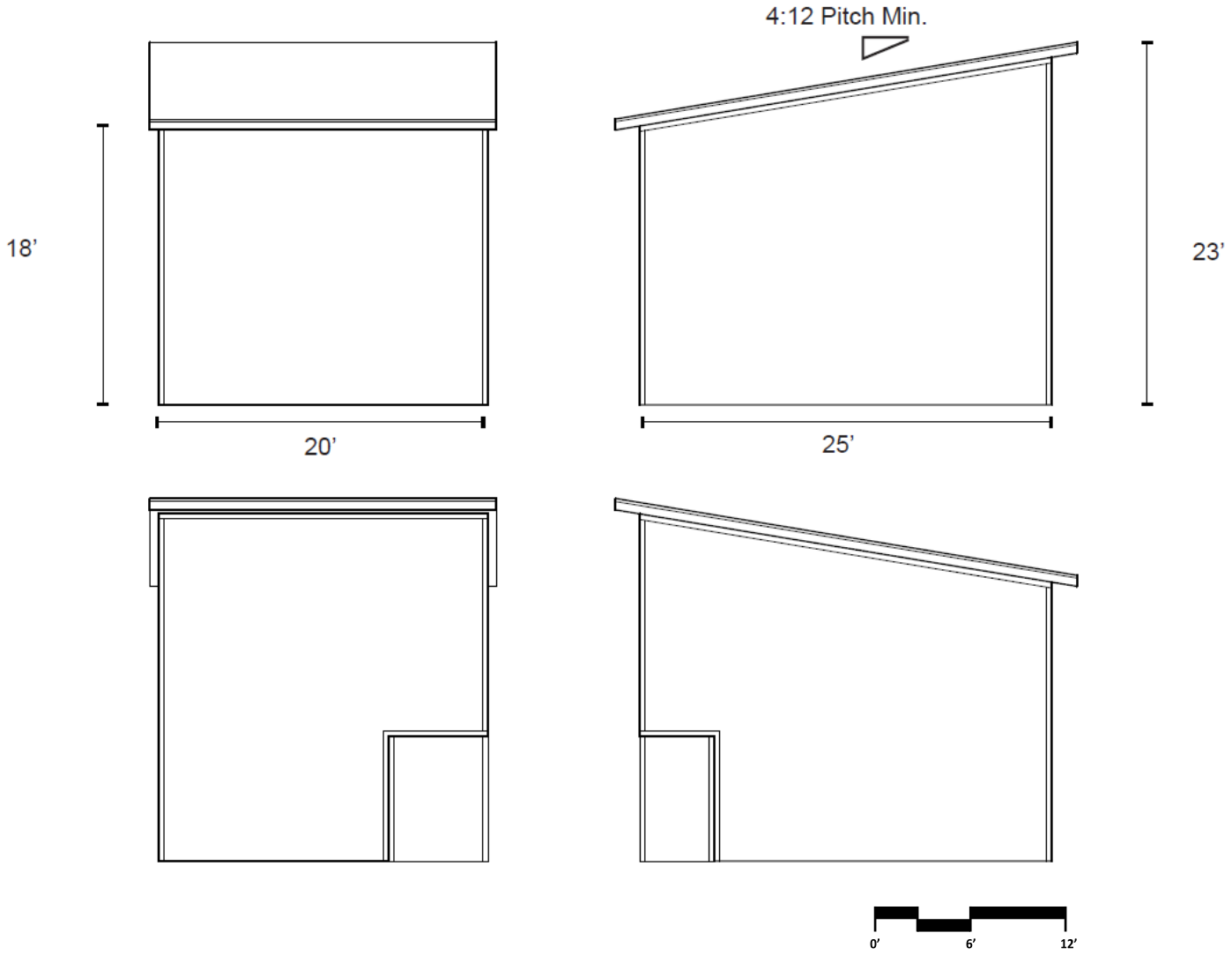
HOODS & AWNINGS

STAIRWELL BAY

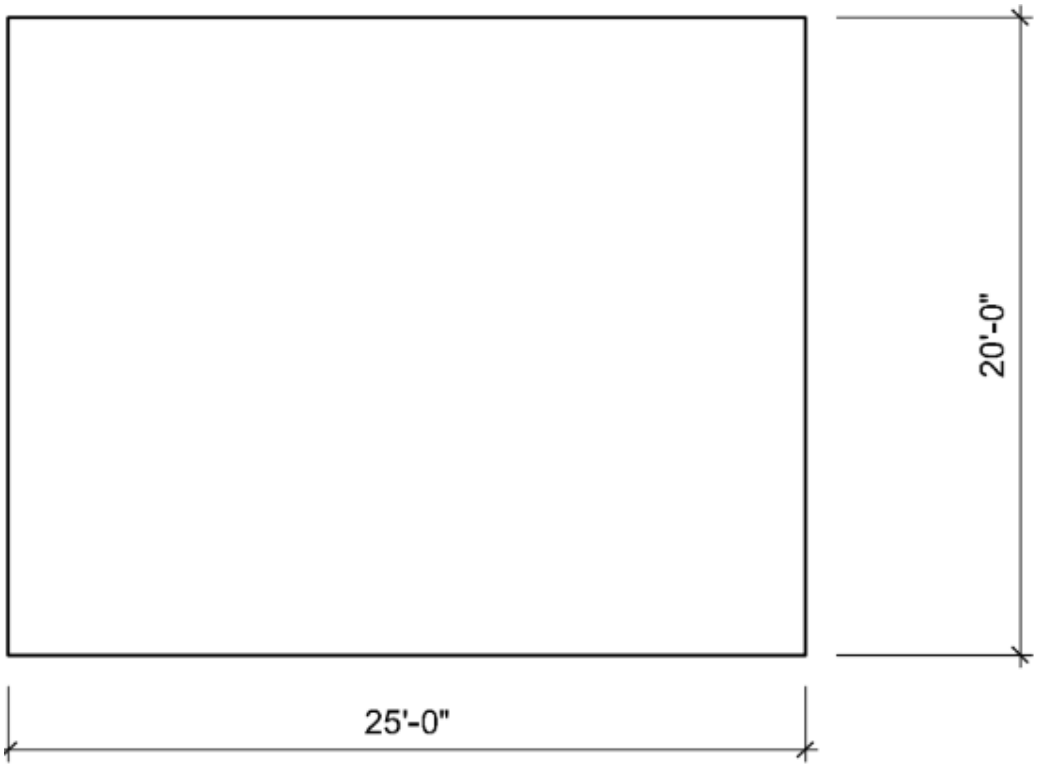
M

2 STORIES
MAXIMUM FOOTPRINT: **500 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

CUPOLA

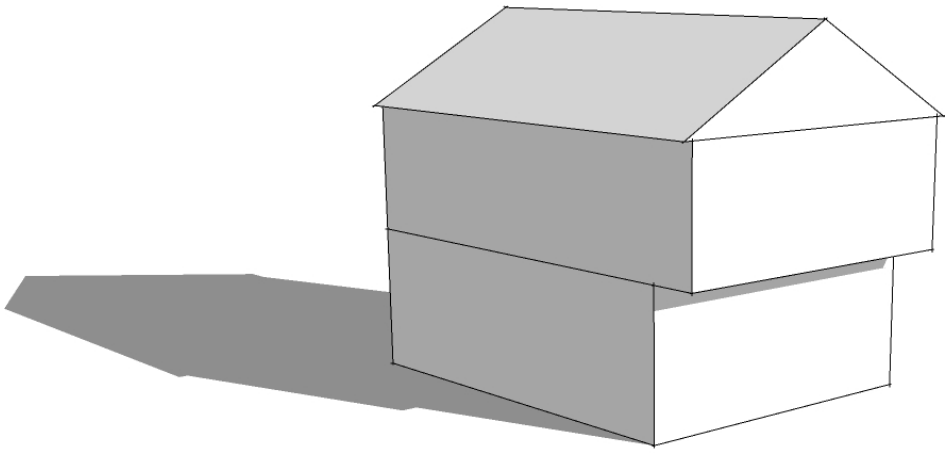
ENCLOSED VESTIBULE

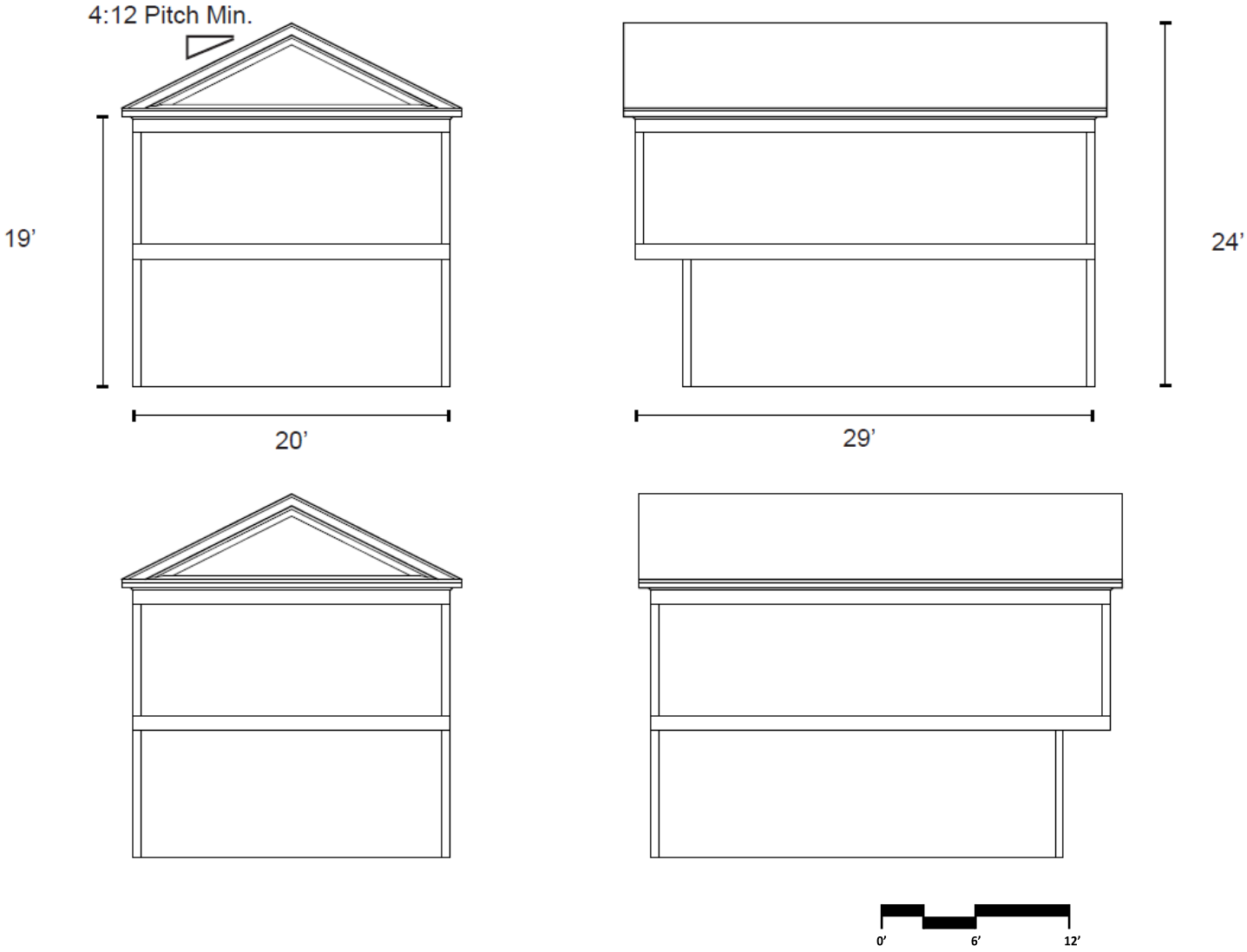
HOODS & AWNINGS

STAIRWELL BAY

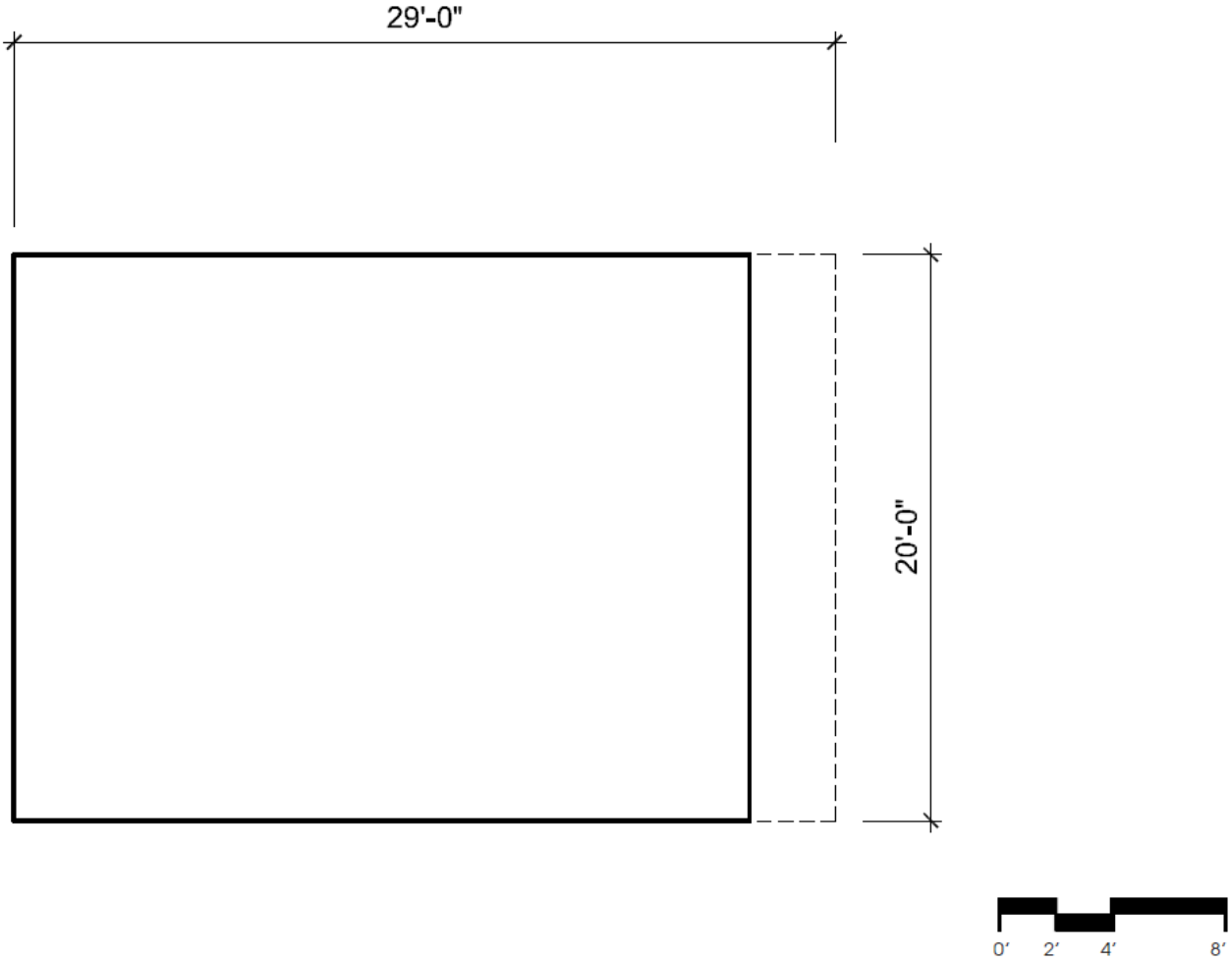
N

2 STORIES
MAXIMUM FOOTPRINT: **600 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

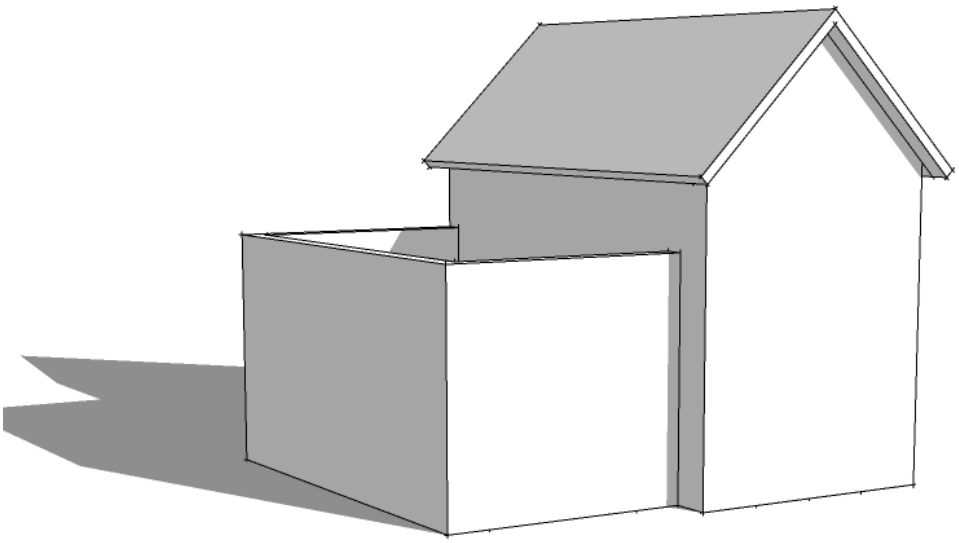
CUPOLA

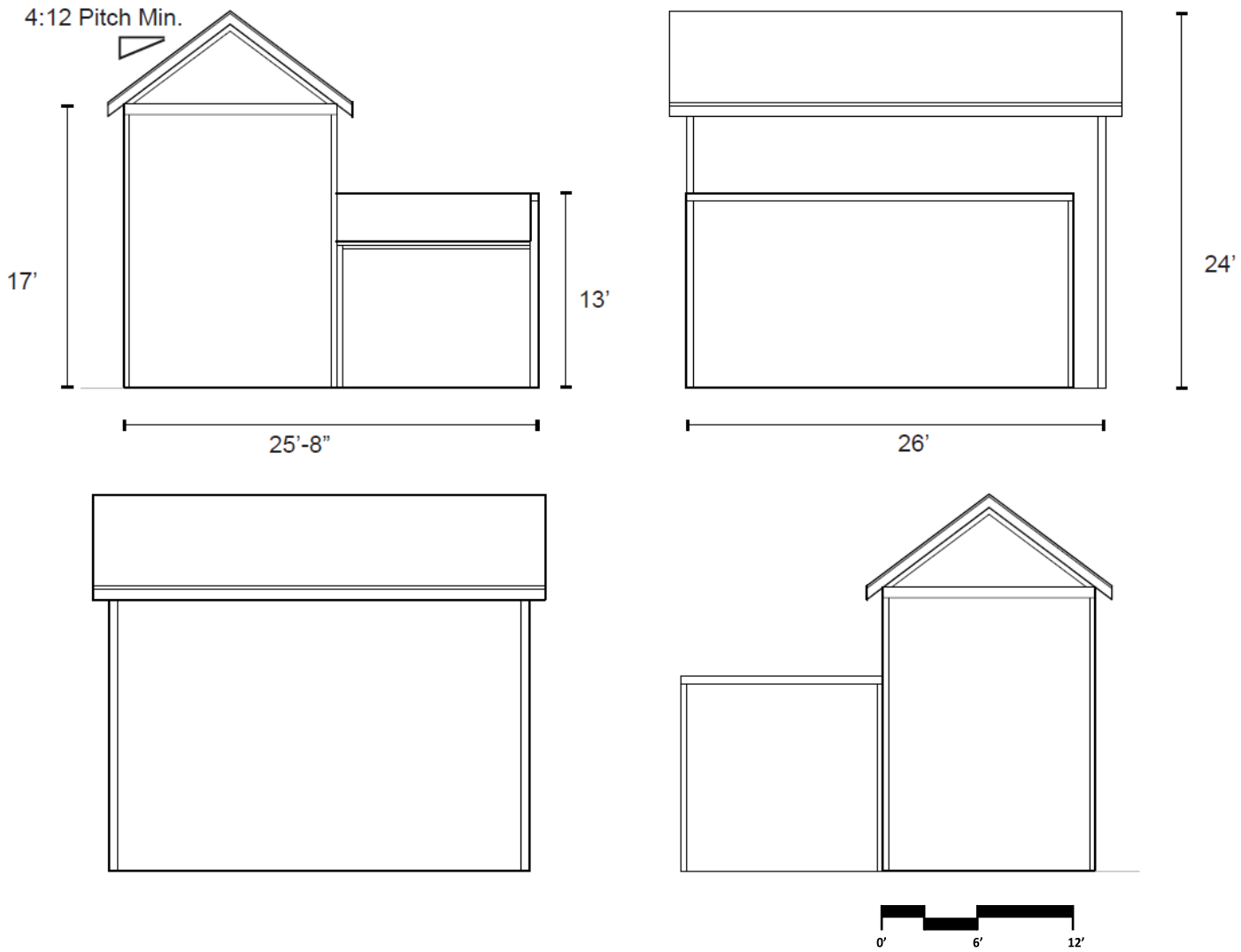
ENCLOSED VESTIBULE

HOODS & AWNINGS

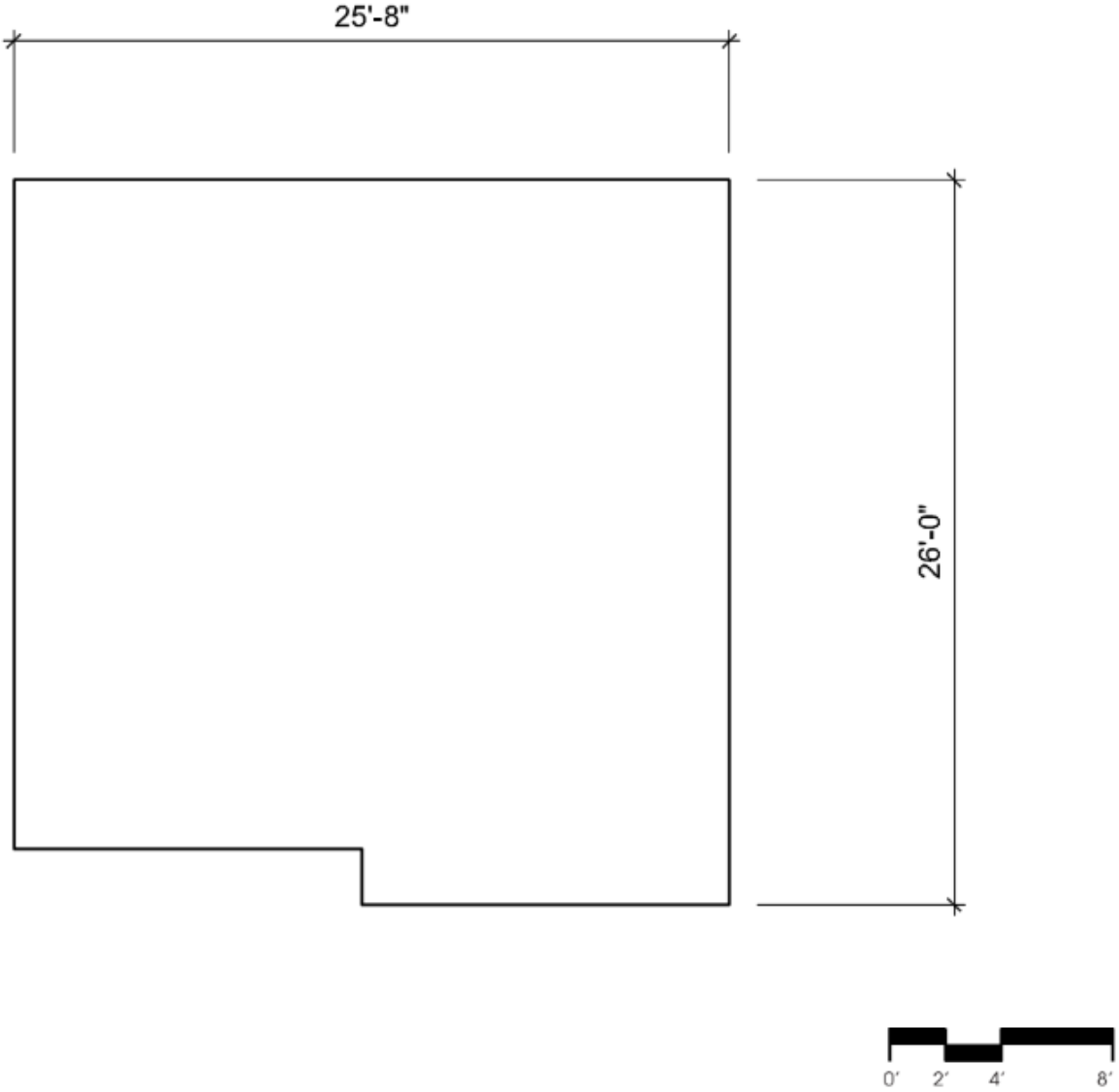
O

2 STORIES
MAXIMUM FOOTPRINT: **650 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

PROJECTING BAY

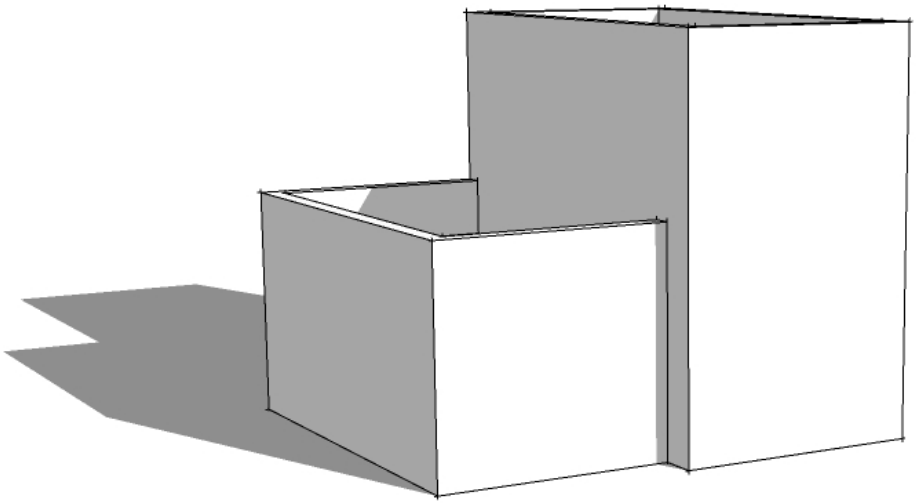
CUPOLA

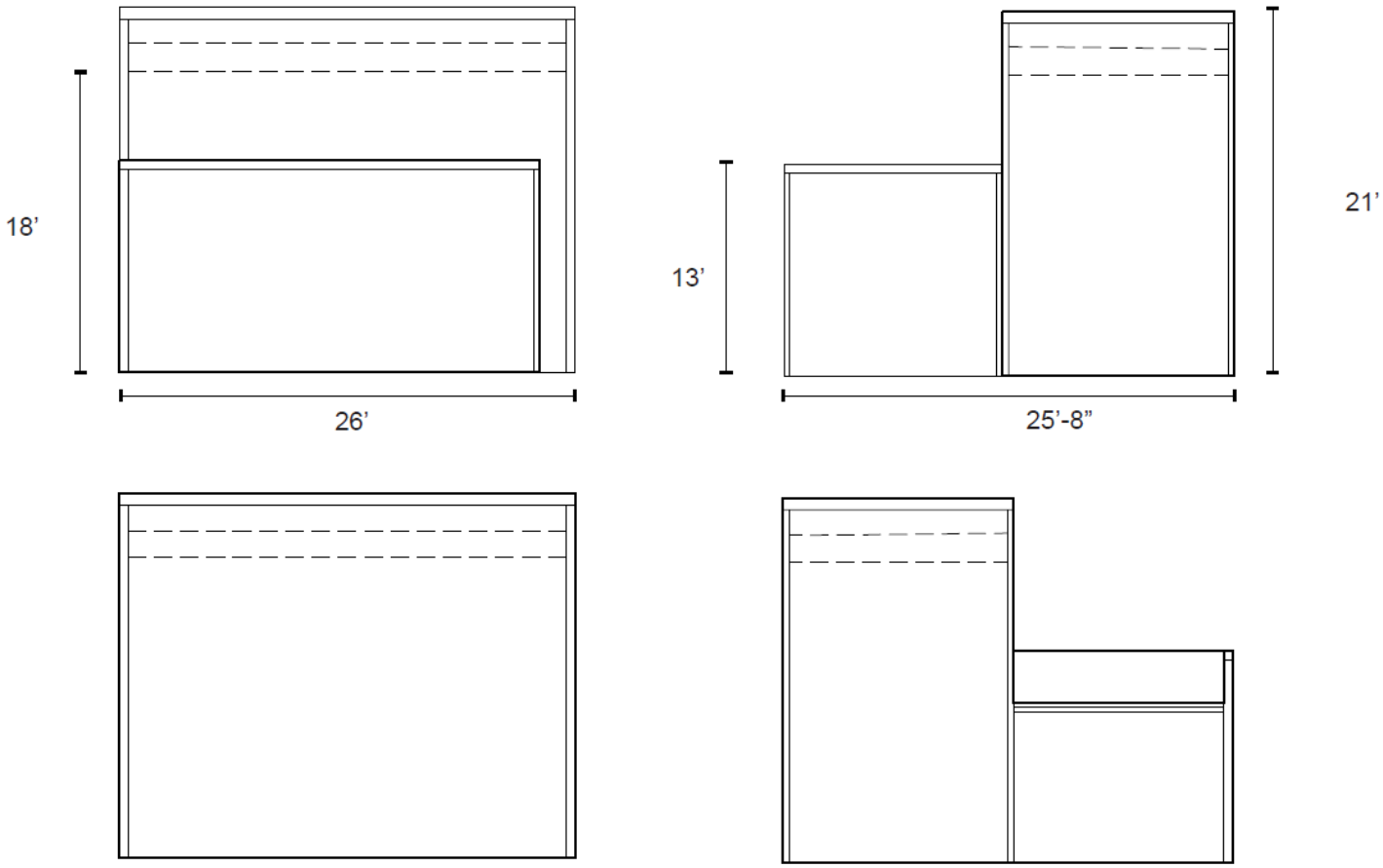
ENCLOSED VESTIBULE

HOODS & AWNINGS

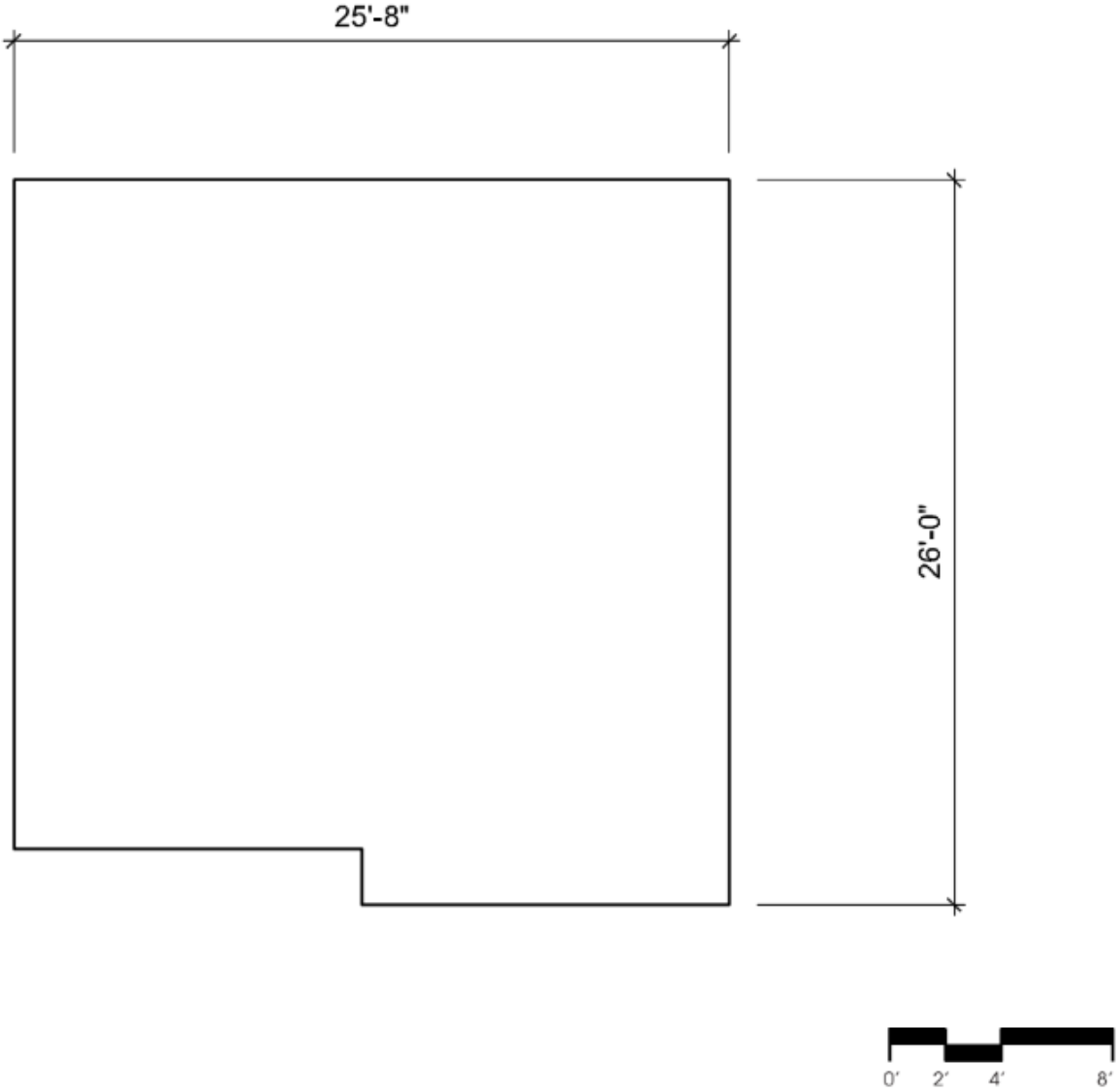
P

1 STORY
MAXIMUM FOOTPRINT: **650 SF**
POTENTIAL GARAGE SIZE: **2 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

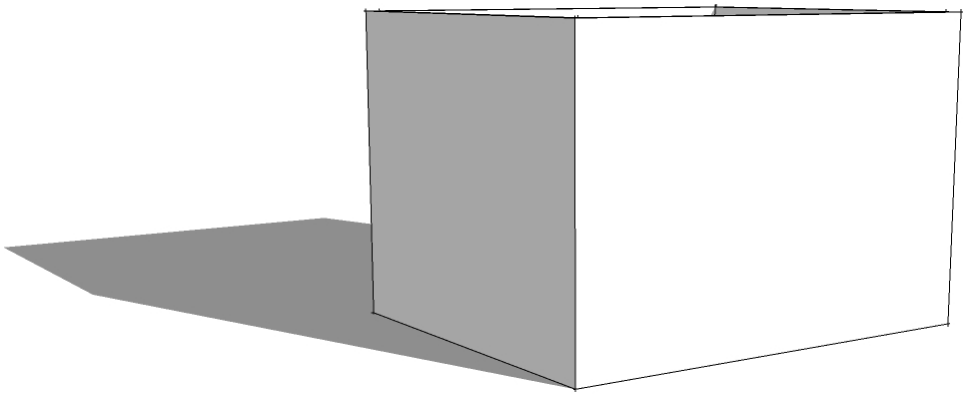
PROJECTING BAY

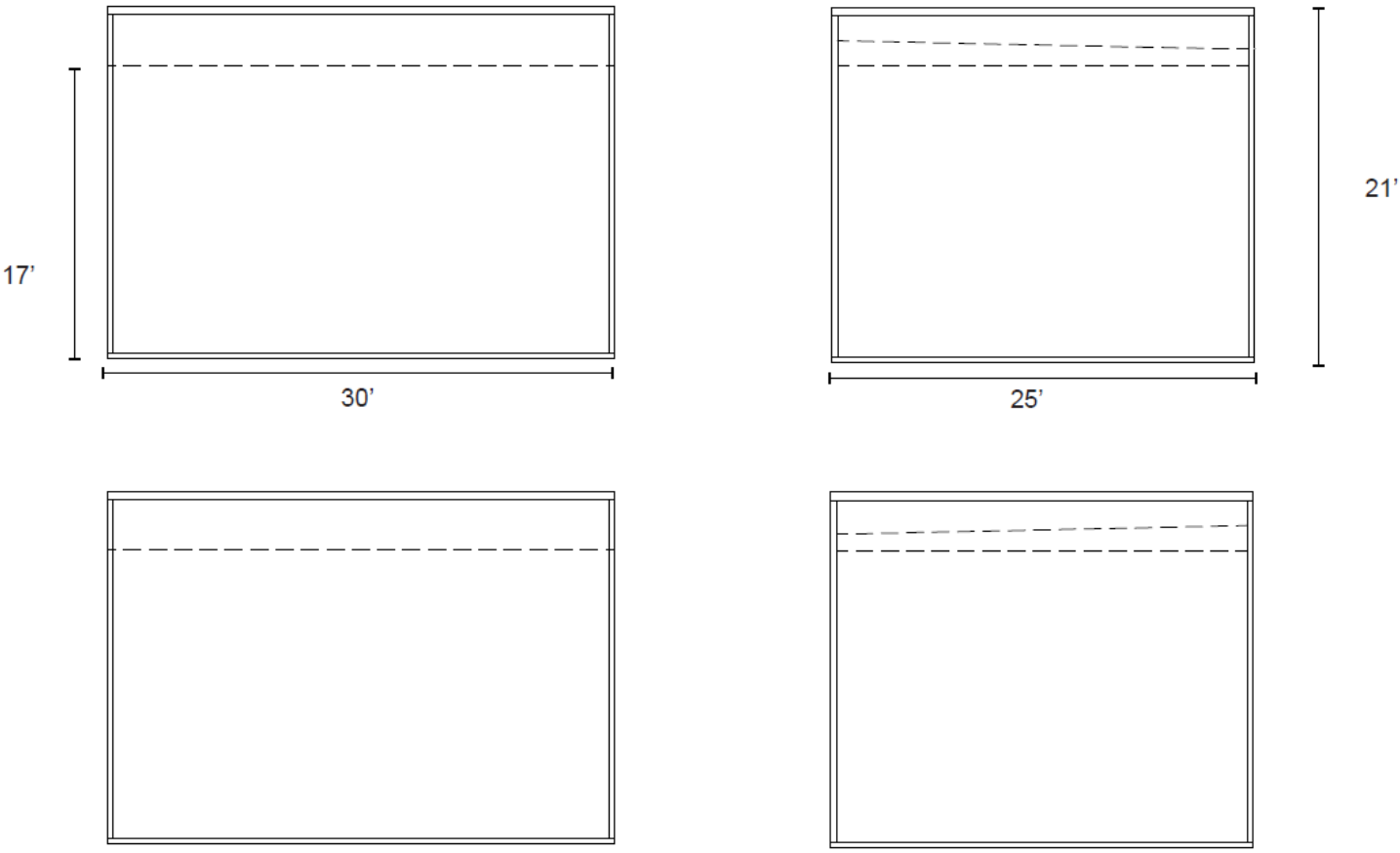
ENCLOSED VESTIBULE

HOODS & AWNINGS

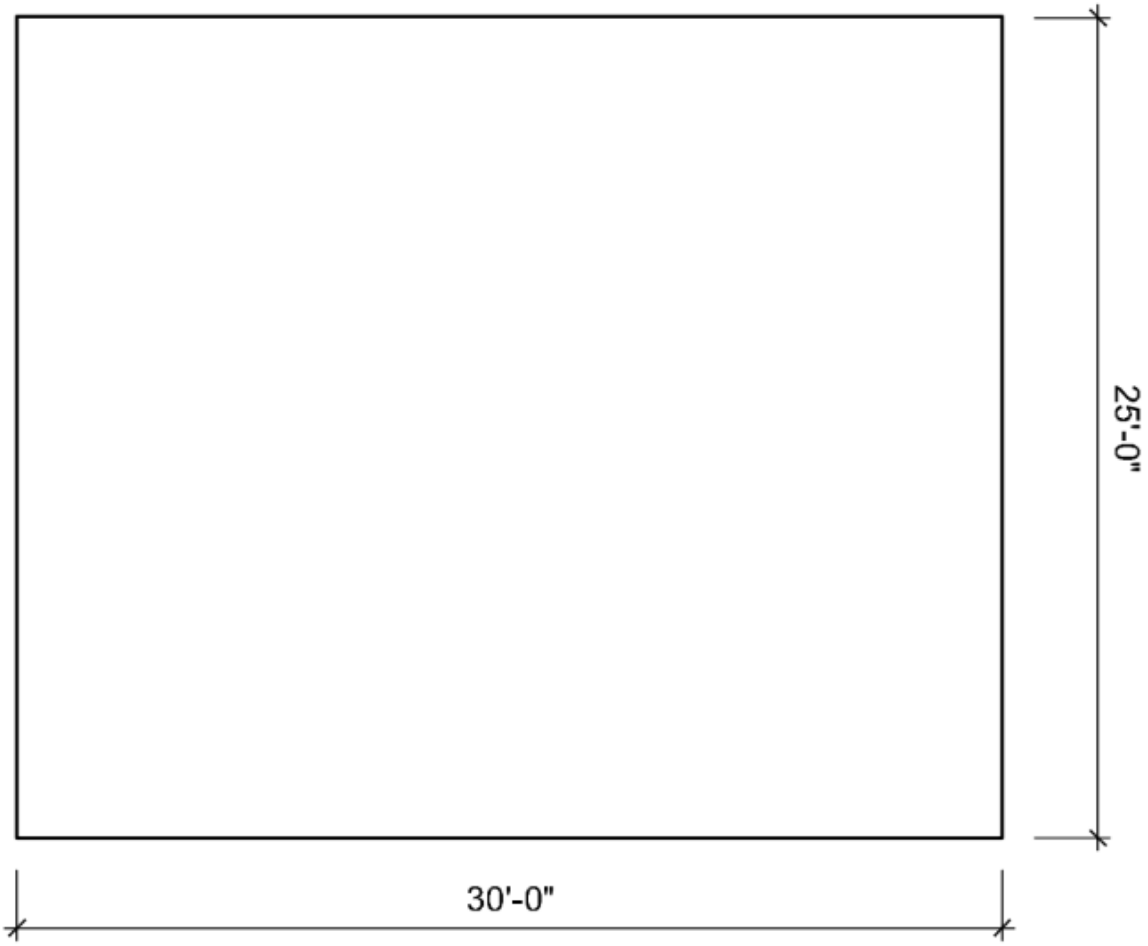
Q

2 STORIES W/GARAGE
MAXIMUM FOOTPRINT: **750 SF**
POTENTIAL GARAGE SIZE: 3 **CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

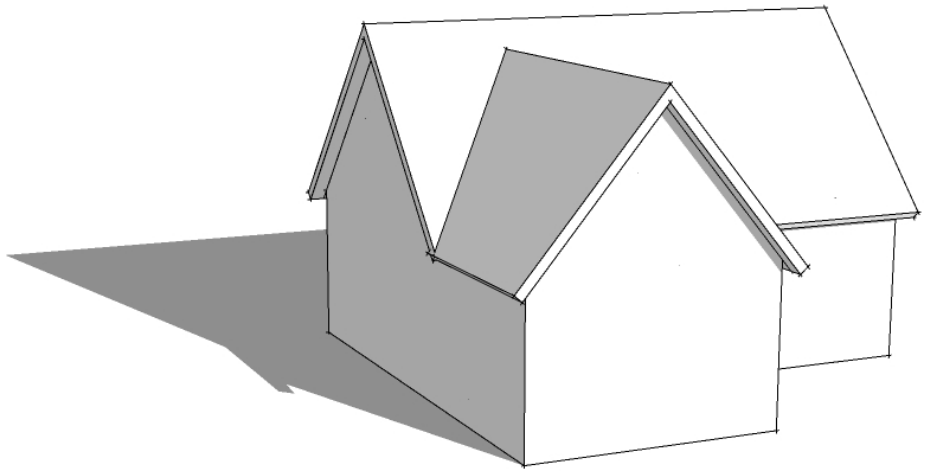
PROJECTING BAY

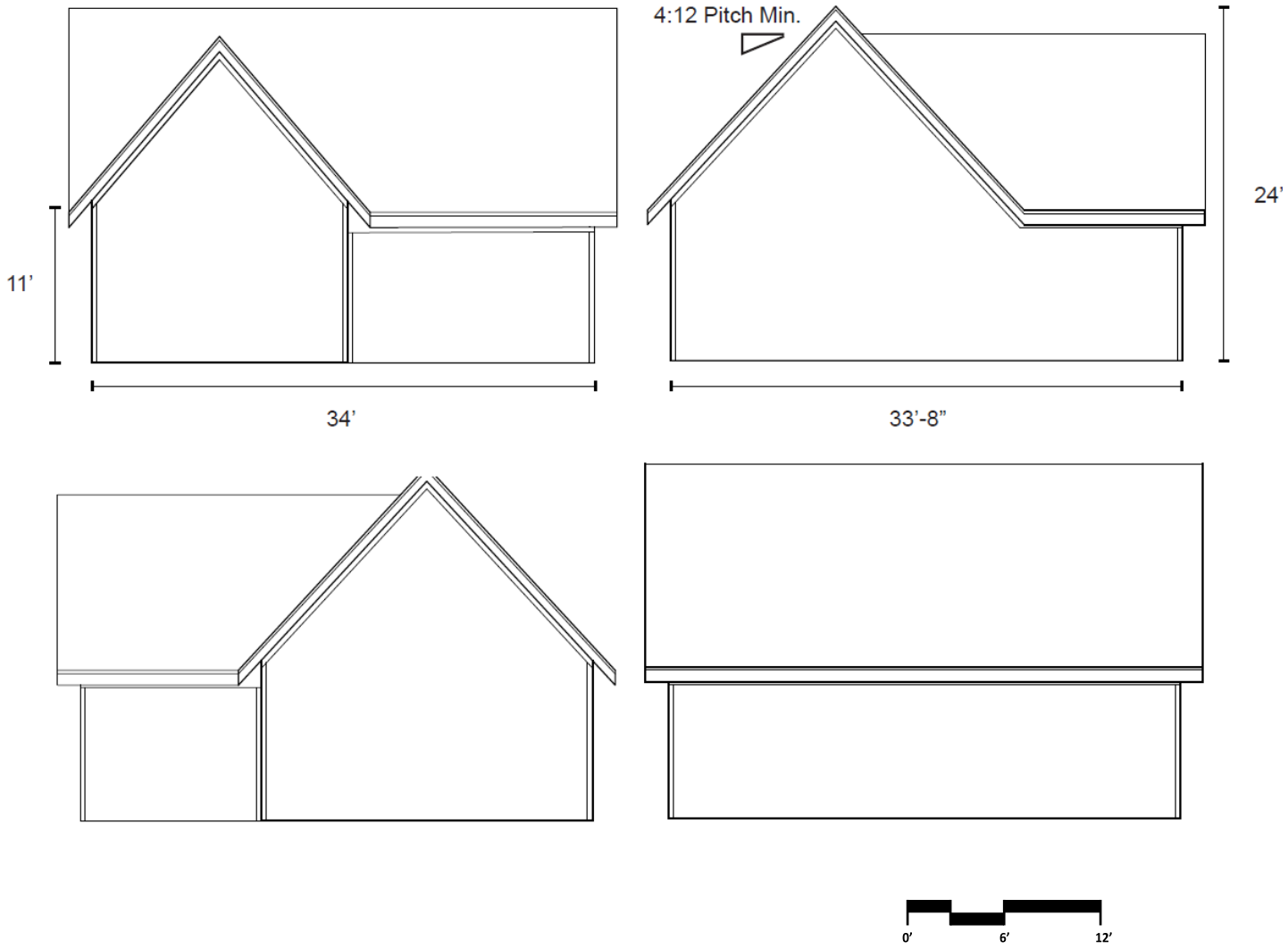
ENCLOSED VESTIBULE

HOODS & AWNINGS

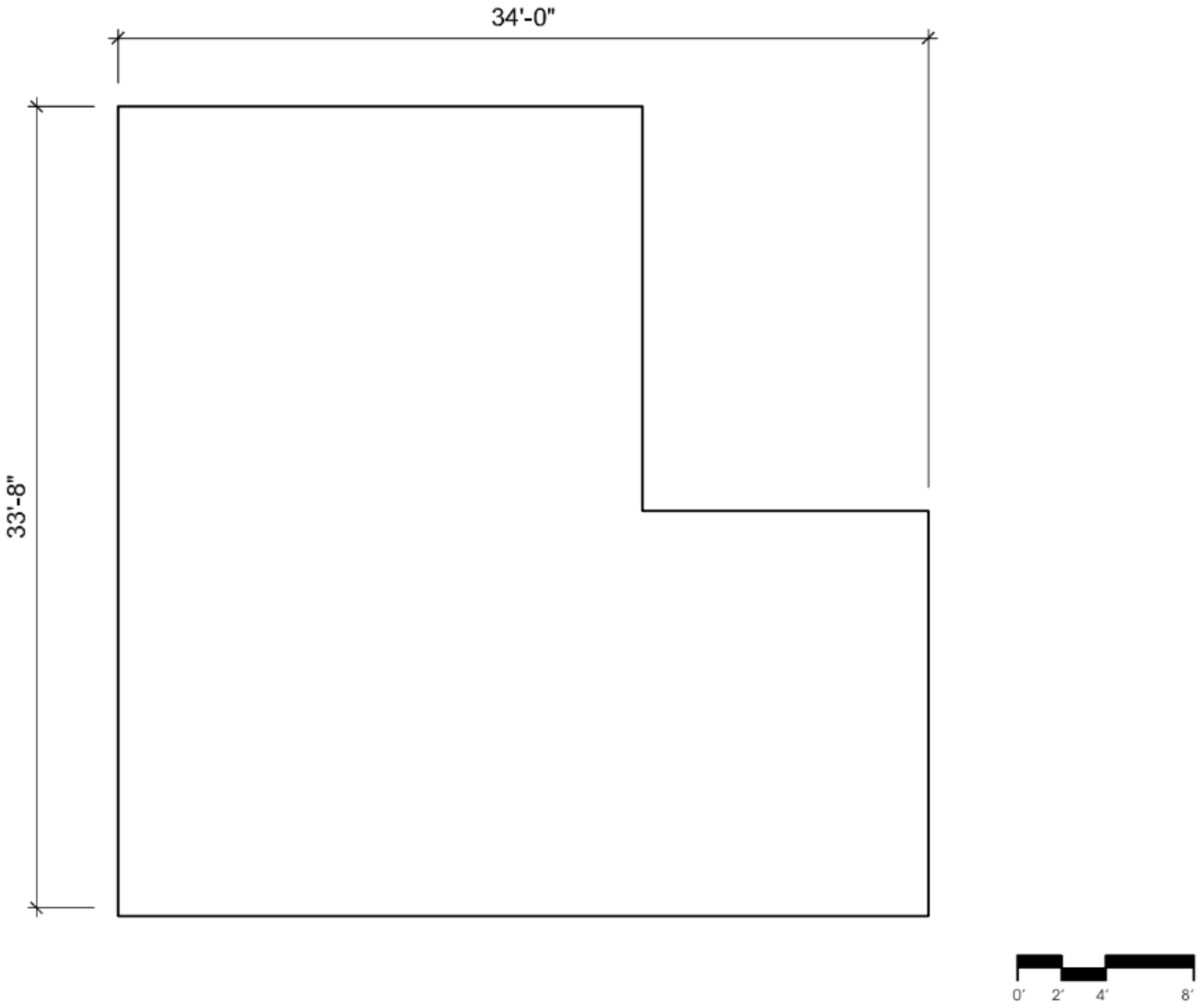
R

1.5 STORIES
MAXIMUM FOOTPRINT: **800 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

ROOF DORMER

RECESSED DORMER

PROJECTING BAY

CUPOLA

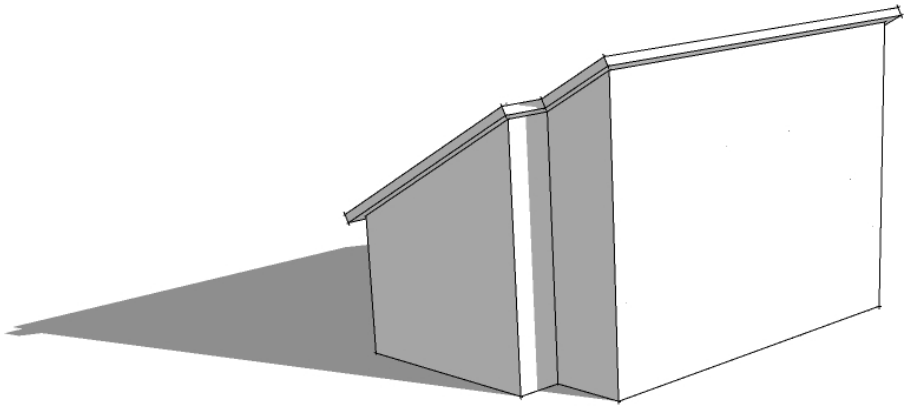
ENCLOSED VESTIBULE

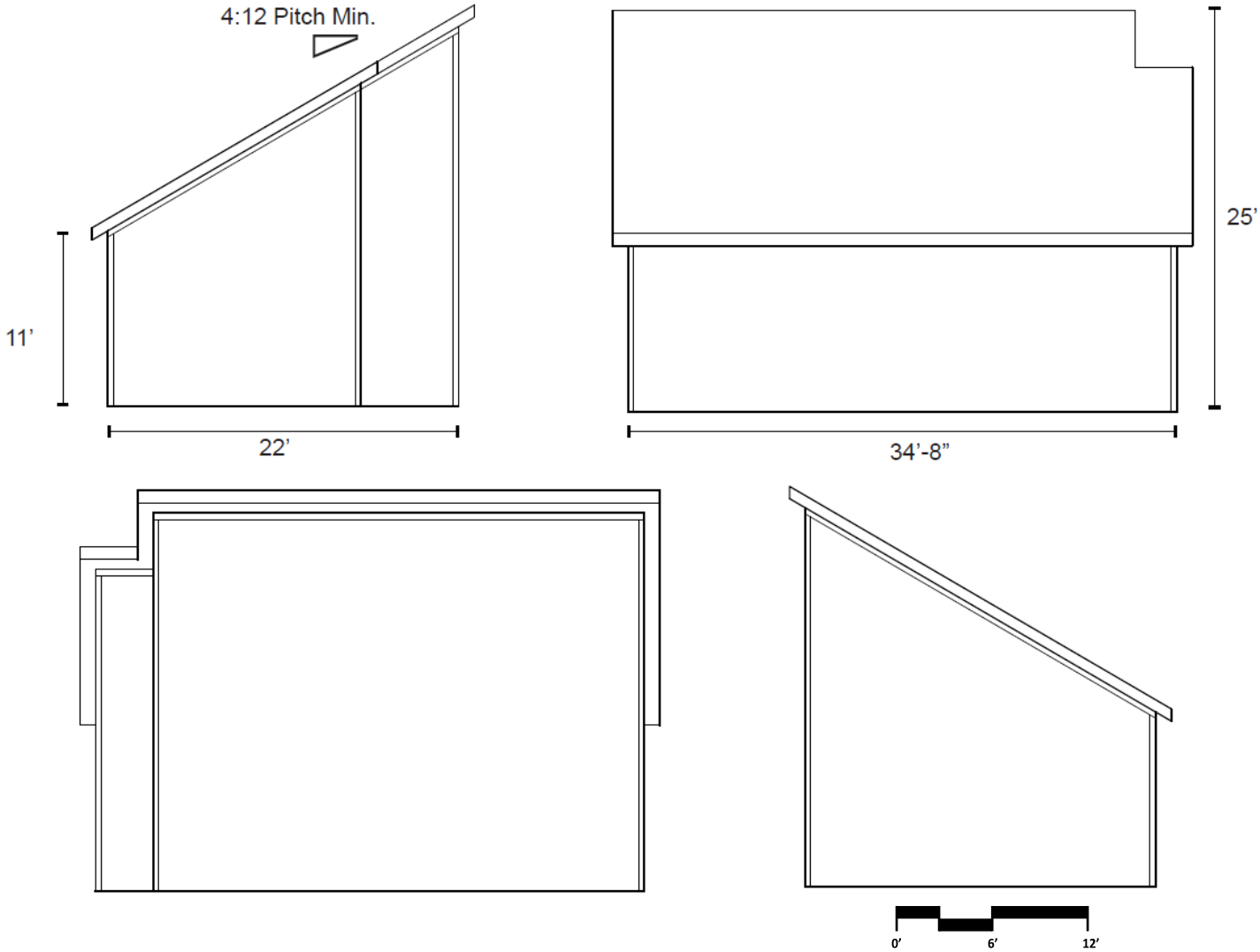
HOODS & AWNINGS

UPPER LEVEL PROJECTING BALCONY

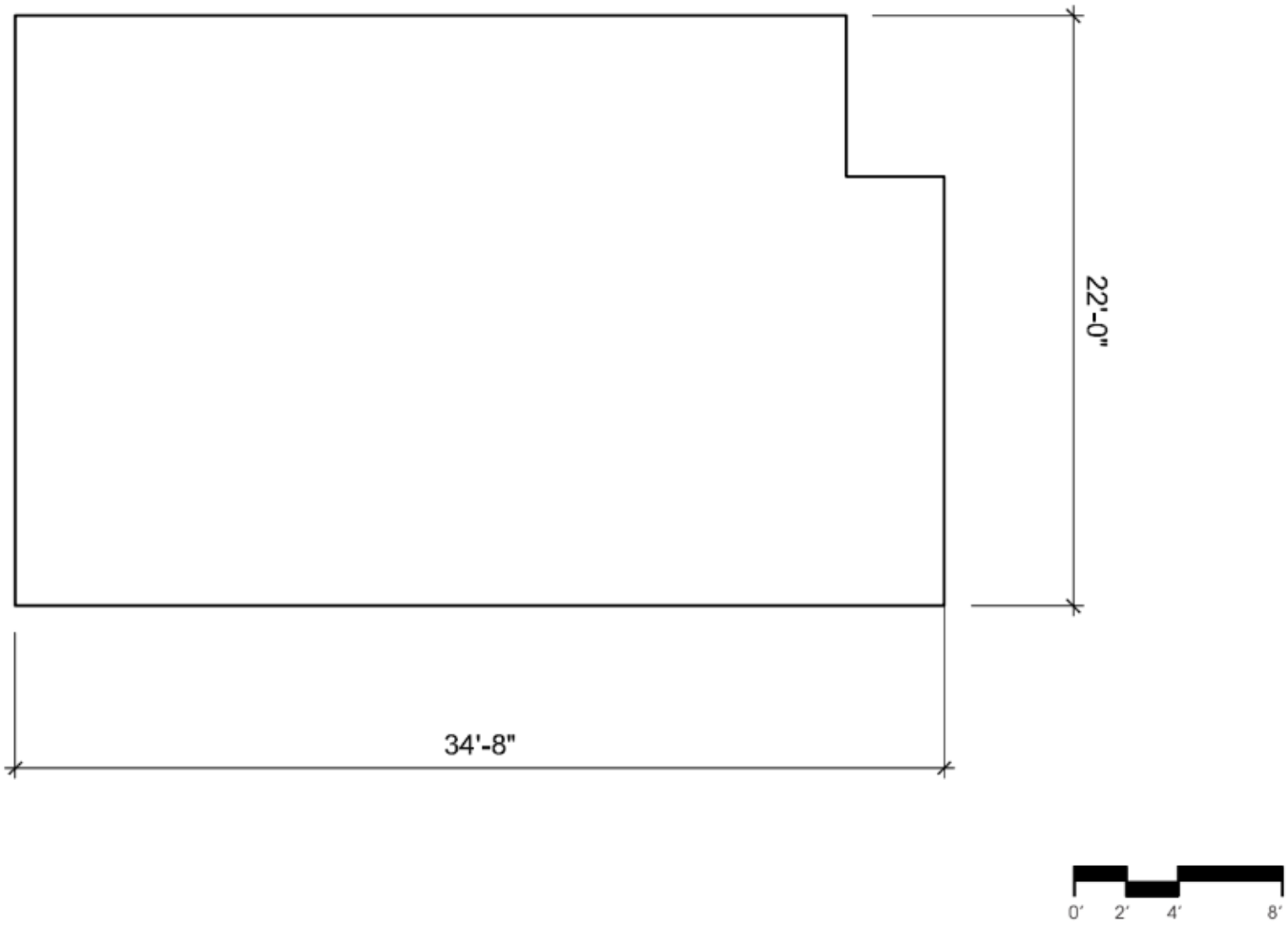
S

1.5 STORIES
MAXIMUM FOOTPRINT: **750 SF**
POTENTIAL GARAGE SIZE: **3 CAR**





EXAMPLE FOOTPRINT DIMENSIONS



POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

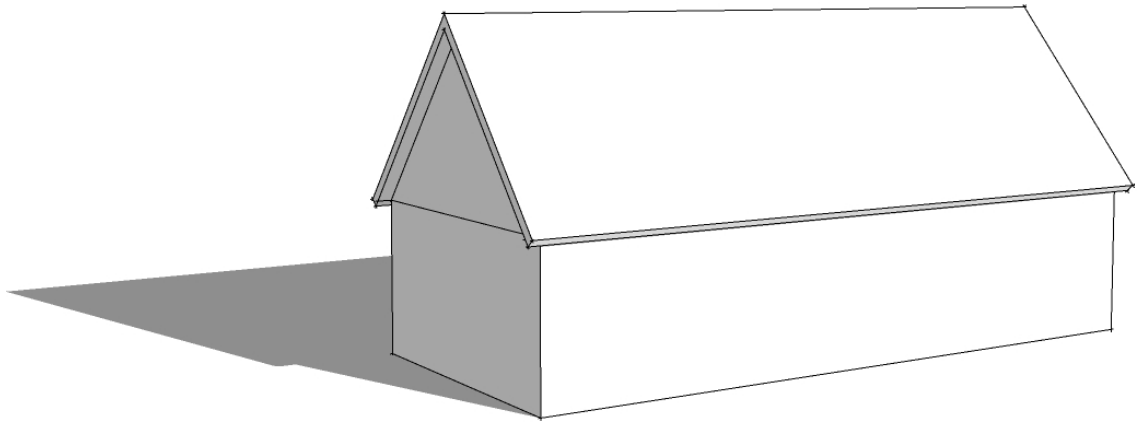
PROJECTING BAY

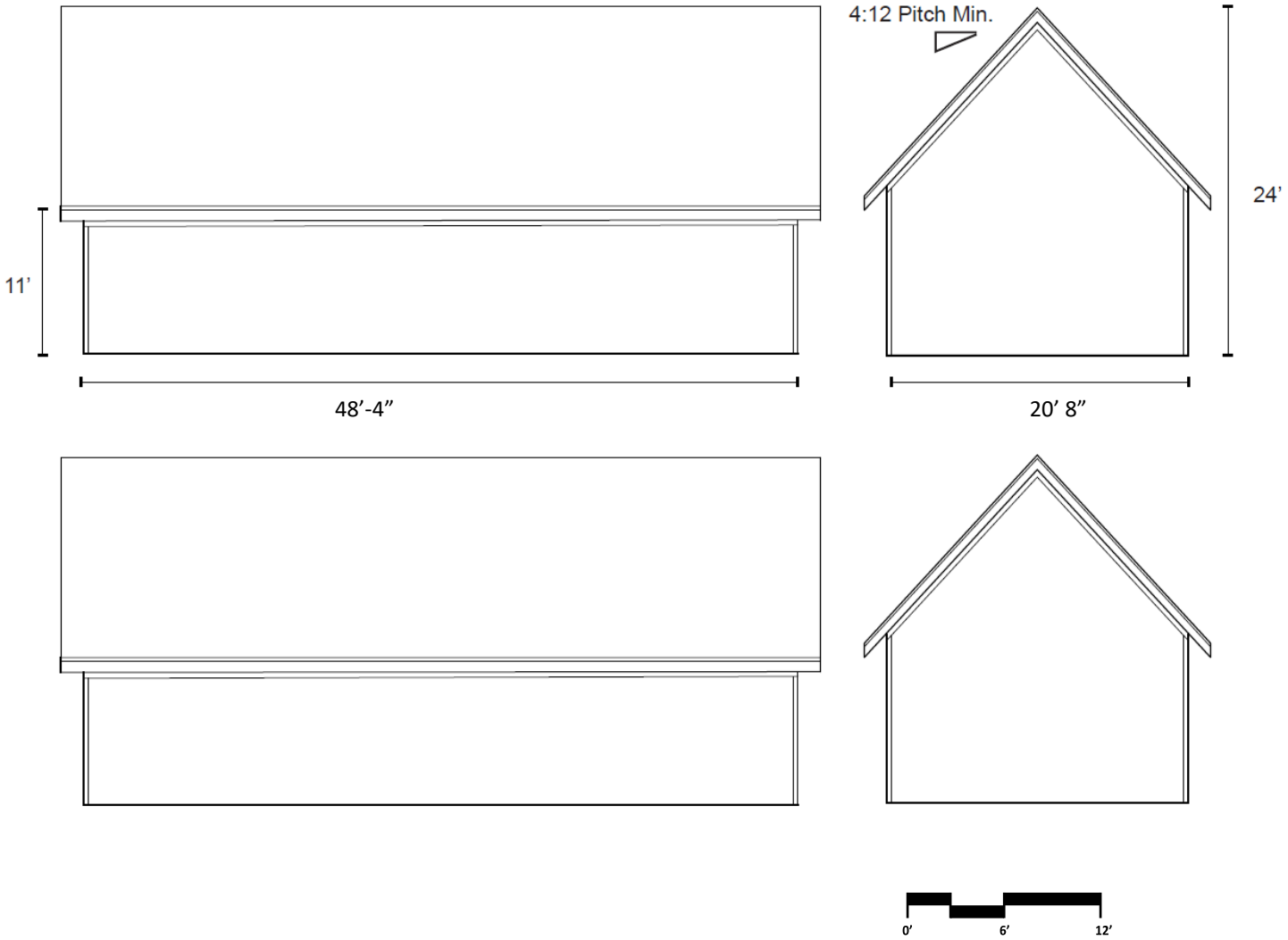
ENCLOSED VESTIBULE

HOODS & AWNINGS

T

1.5 STORIES
MAXIMUM FOOTPRINT: **1000 SF**
POTENTIAL GARAGE SIZE: **4 CAR**





EXAMPLE FOOTPRINT DIMENSIONS

POTENTIAL ADD-ON COMPONENTS

PROJECTING PORCH

WALL DORMER

ROOF DORMER

RECESSED DORMER

PROJECTING BAY

CUPOLA

ENCLOSED VESTIBULE

HOODS & AWNINGS

UPPER LEVEL PROJECTING BALCONY

04

APPENDIX

1 | Additional Resources

2 | Contact Info

ADDITIONAL RESOURCES

Metro Nashville Historic Commission Outbuilding Application

https://www.nashville.gov/Portals/0/SiteContent/MHZC/docs/Preservation%20Permits/Application-DADU%20and%20outbuilding.pdf

Metro Historic Zoning Commission Handbook

https://www.nashville.gov/Portals/0/SiteContent/MHZC/docs/Design%20g uidelines%20and%20HB/HANDBOOK.pdf

Historic Districts Maps and Design Guidelines

https://www.nashville.gov/Historical-Commission/Services/Preservation-Permits/Districts-and-Design-Guidelines.aspx

U.S. Green Building Council

https://www.usgbc.org/resources

CONTACT INFO

Metro Nashville Historic Zoning Commission
615-862-7970
3000 Granny White Pike Nashville, Tennessee 37204
historiccommission@nashville.gov

Department of Codes and Building Safety
615-862-6500
800 Second Avenue South Nashville, TN 37210

Metro Water Services
615-862-4600
1700 3rd Ave North Nashville, TN 37208

Metro Public Works
(615) 862-8700
750 S 5th St, Nashville, TN 37206

Metro Department of General Services Sustainability Division
700 2nd Ave South
Center for Responsible Energy Howard Office Building

General Zoning Information
https://www.nashville.gov/Planning-Department/Rezoning-Subdivision/What-your-zonin g-allows.aspx

Metro Parcel Viewer
https://maps.nashville.gov/ParcelViewer/

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SMITH GEE STUDIO

NASHVILLE CIVIC DESIGN CENTER