

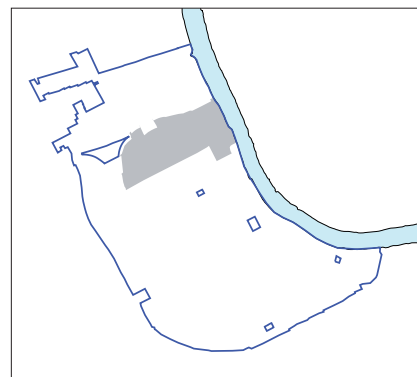
Section II: Subdistrict Standards

Section II: Subdistrict Standards

James Robertson Subdistrict: Regulating Plan



The James Robertson Subdistrict is the primarily civic area surrounding Capitol Hill. The Downtown Plan emphasizes “preserving the James Robertson neighborhood’s treasured civic and open space resources, while encouraging redevelopment to offer a mixture of uses...while recognizing that the area’s uses will continue to be dominated by government activities.” The importance of the State Capitol as a Nashville and Tennessee landmark also warrants maintaining views of the Capitol from all vantage points to the west, north and east. The DTC allows a maximum height of 560’ above sea level (the elevation of the base of the capitol building) to preserve these views.



Legend

- James Robertson Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley

Section II: Subdistrict Standards

James Robertson Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage
 - » James Robertson Boulevard
 - West of 3rd Ave 20'-30'
 - East of 3rd Ave 0'-10'
 - » Charlotte Avenue 0'-10'
- Stoop Frontage
 - » James Robertson Boulevard
 - West of 3rd Ave 20'-30'
 - East of 3rd Ave 5'-10'
 - » Charlotte Avenue 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

B Facade Width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. Building Depth 15' from building facade

A building liner is required surrounding parking structures on the all floors facing James Robertson Blvd.

HEIGHT

D Max. elevation of 560'

Step-back*

Step-back required for all buildings 8 stories or greater on all public streets and Open Space

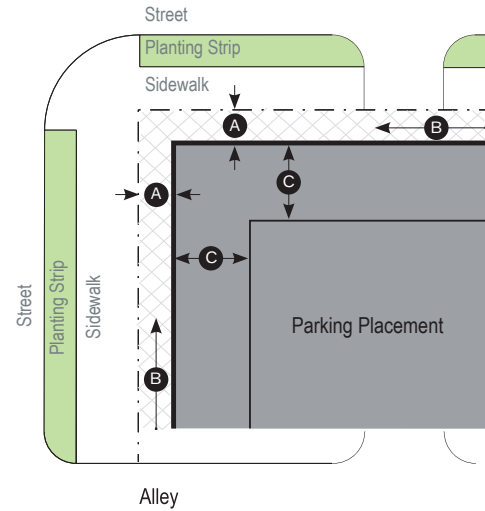
E Step-back between 4th and 8th stories

F Min. step-back depth 15'

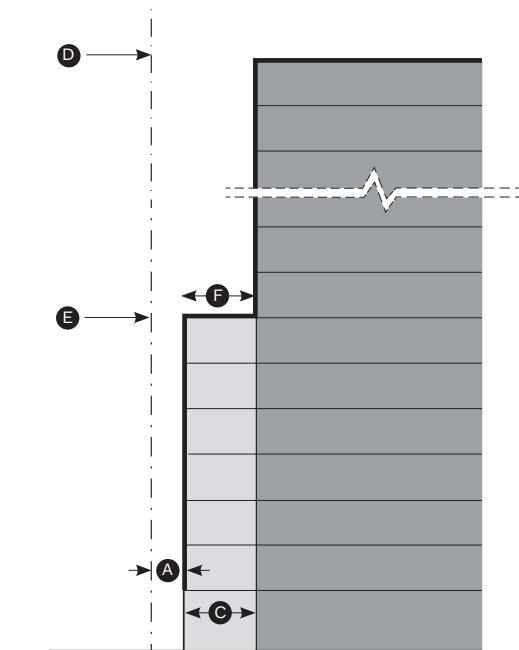
*see page 64 for full description

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.



Building Plan



Building Section

NOTES

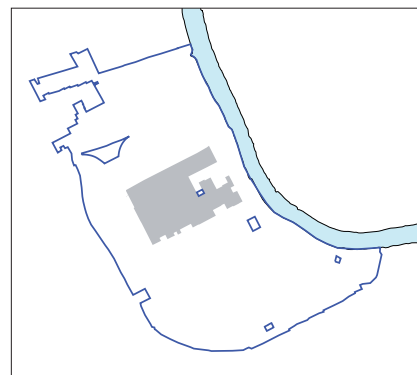
Uses: page 65; General Standards: page 69

Section II: Subdistrict Standards

Core Subdistrict: Regulating Plan



The Core is the heart of the Downtown business district, the economic engine of the Middle Tennessee region, and a significant economic force in the Southeast. It is the densest neighborhood in Downtown and has the greatest height allowances. Pedestrian comfort and safety should be prioritized with an interesting sidewalk realm, activity on the ground level of buildings, and controlled vehicular access.



Legend

- Core Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley

Section II: Subdistrict Standards

Core Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

B Facade Width

Primary Street 80% of lot frontage min.

Secondary Street 80% of lot frontage min.

Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. Building Depth 15' from building facade

HEIGHT

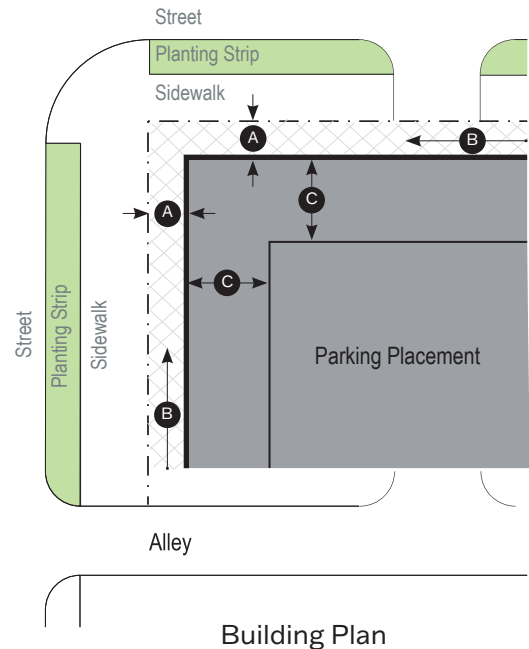
D Max. 30 stories Additional height available through the Bonus Height Program

SIDEWALK & PLANTING

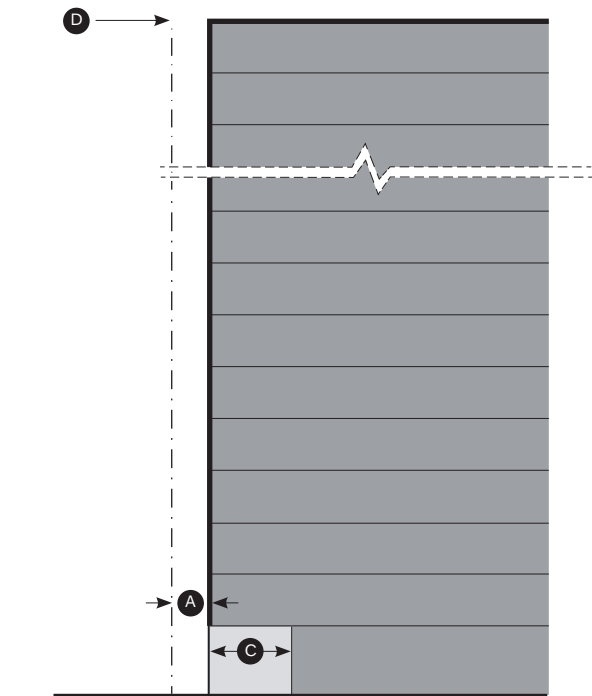
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 65; General Standards: page 69



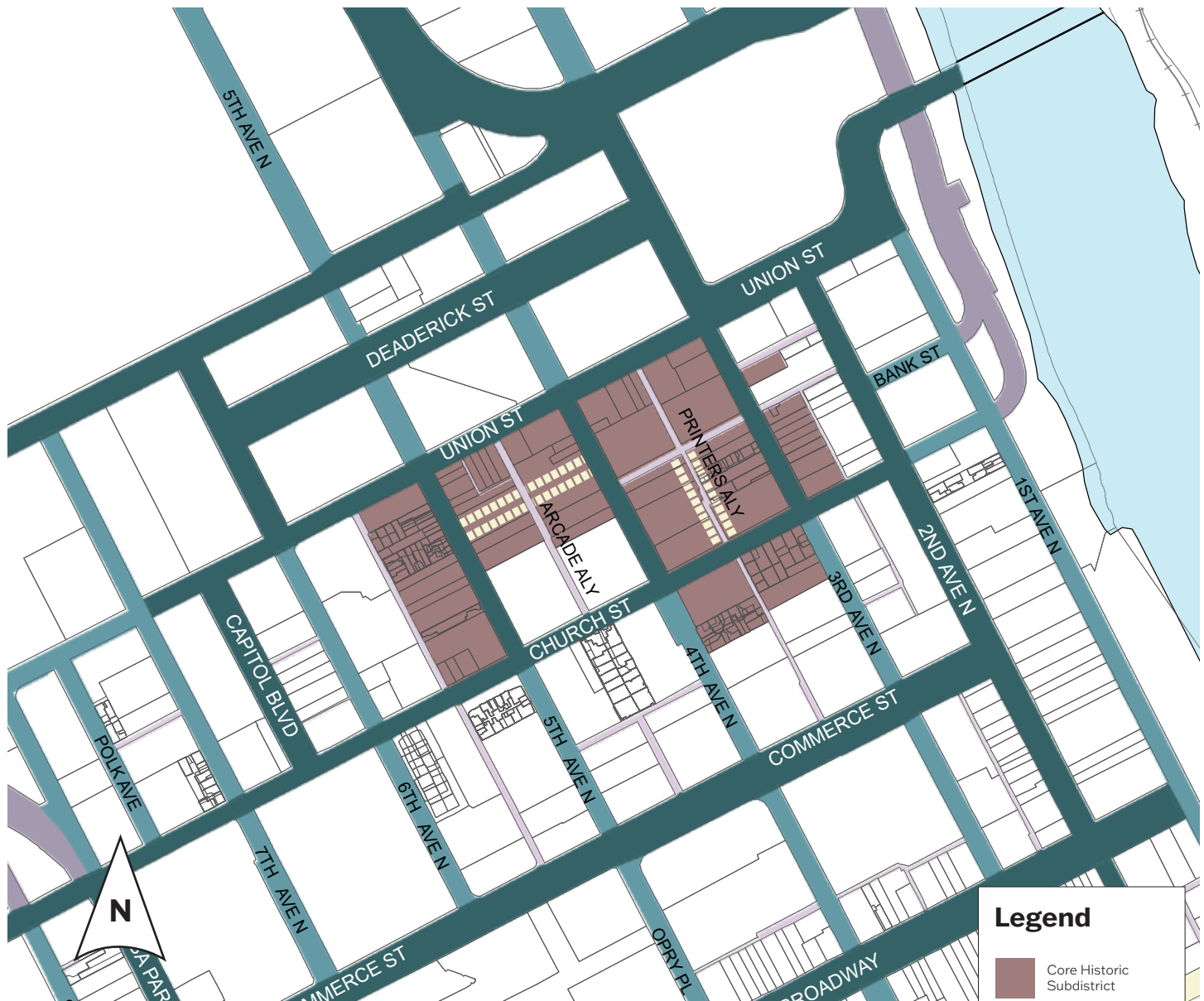
Building Plan



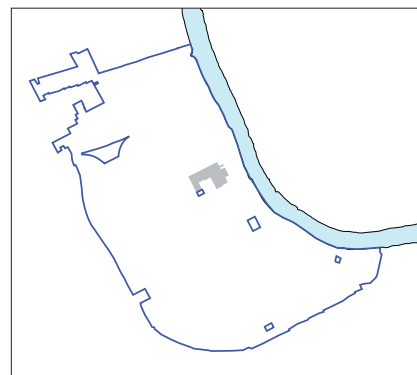
Building Section

Section II: Subdistrict Standards

Core Historic Subdistrict: Regulating Plan



The Core Historic neighborhood has two historic urban spaces – the Arcade and Printers' Alley. This neighborhood is comprised several historic buildings, many of which have been recently renovated. The height maximums for this subdistrict reflect historic urban design features – lower buildings mid-block and taller buildings to “book-end” the blocks at the corners. The adaptive reuse of historic buildings is encouraged and new construction should be of appropriate scale and detailing, maintaining the existing storefront rhythm. Pedestrian comfort and safety should be prioritized with an interesting sidewalk realm, activity on the ground level of buildings, and controlled vehicular access.



Legend

- Core Historic Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley
- Pedestrian Frontage

Section II: Subdistrict Standards

Core Historic Subdistrict: Building Regulations

FRONTAGE

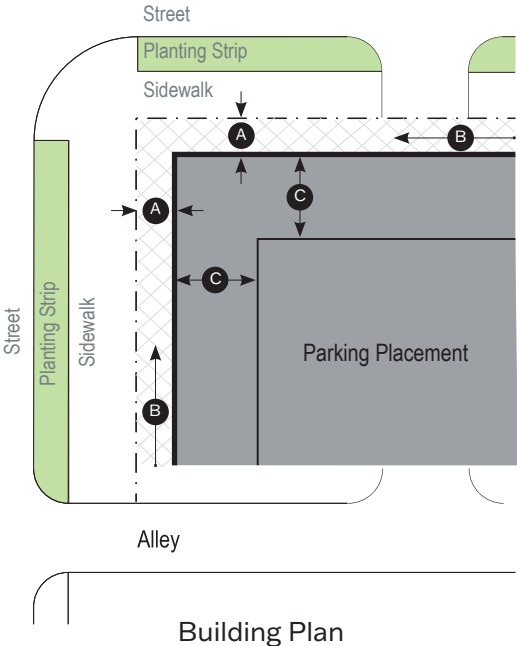
A Allowed Frontage Types with Required Build-to Zone	
Primary Street	
• Storefront Frontage	0'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'
• Stoop Frontage	5'-10'
B Facade Width	
Primary Street	95% of lot frontage min.
Secondary Street	95% of lot frontage min.
C Min. Building Depth	
15' from building facade	
A building liner is required surrounding parking structures on all floors facing public streets and Open Space.	

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 65; General Standards: page 69

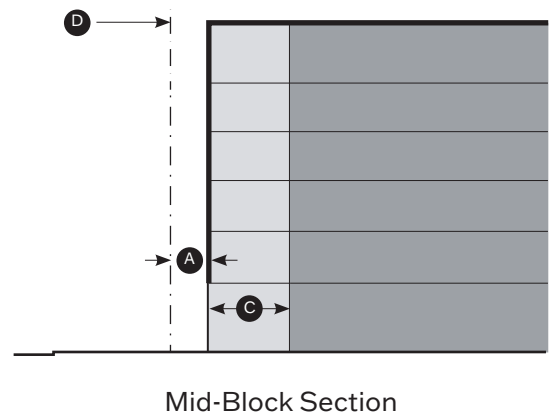
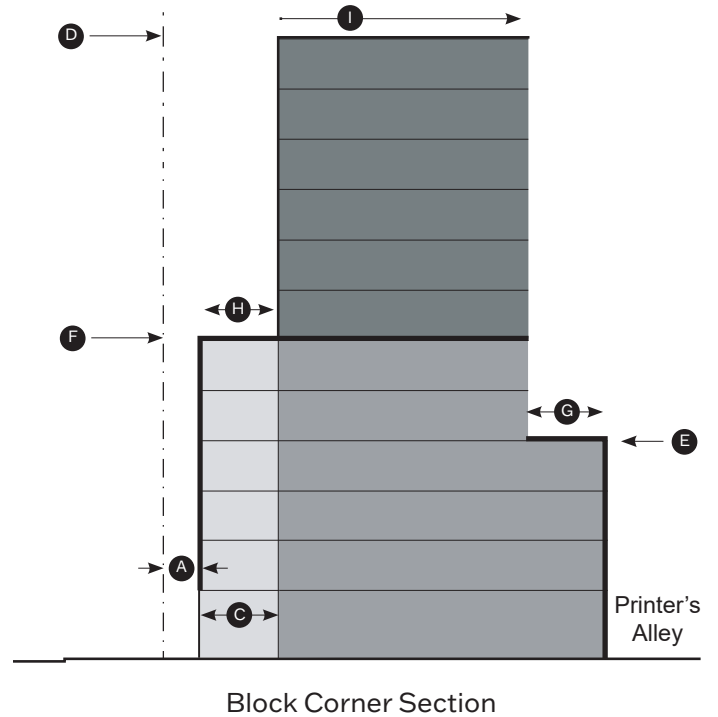


Section II: Subdistrict Standards

Core Historic Subdistrict: Building Regulations

HEIGHT

D	Max.		
	On Corners	10 stories	
	Mid-Block	6 stories	
Step-back			
	Step-back after		
E	• On Printer's Alley	4 stories	
F	• All Others	6 stories	
	Depth		
G	• On Printer's Alley	10' min.	
H	• All Others	10' min. and max.	
Step-back not required for buildings fronting Church Street. Buildings 6 stories or less shall not step-back and all stories shall occupy the Build-to Zone.			
I	Max. Tower Dimensions	90' x 90'	

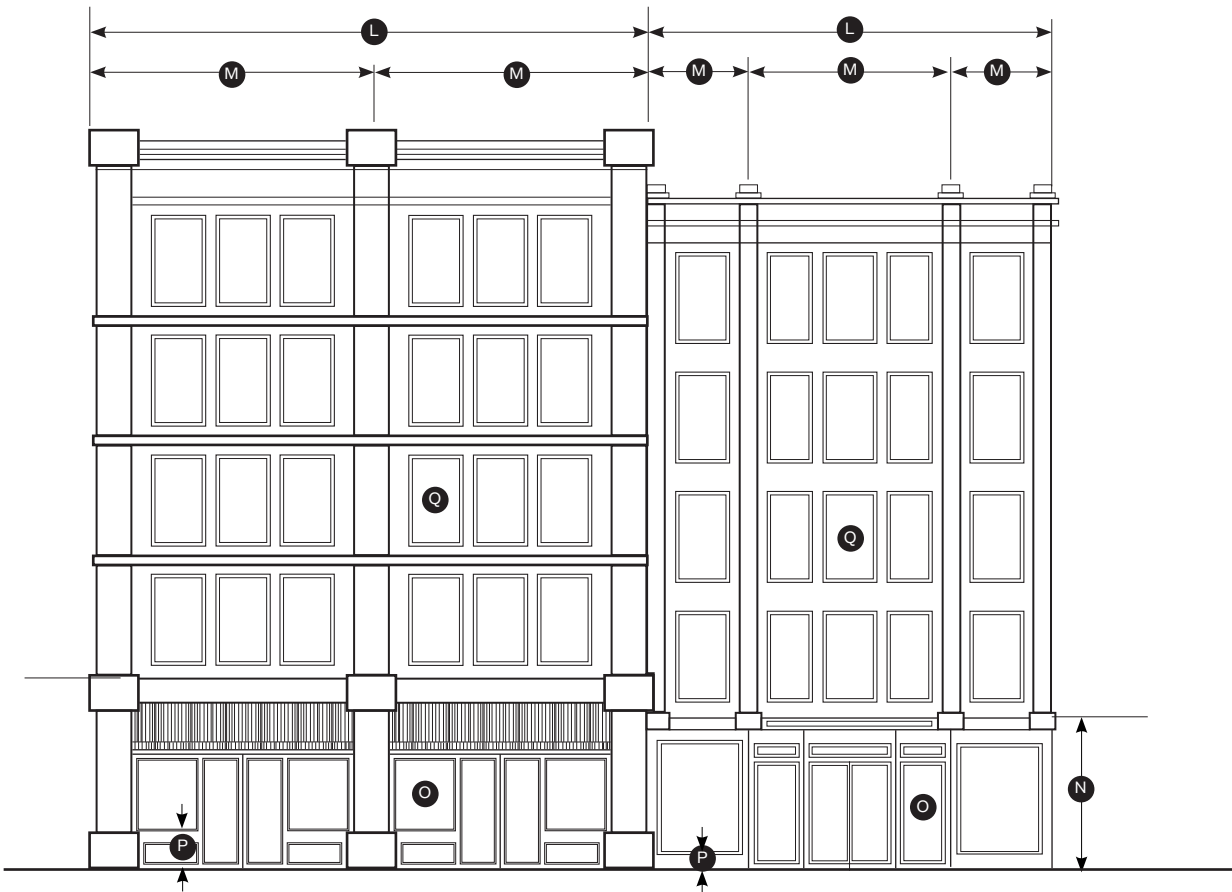


Section II: Subdistrict Standards

Core Historic Subdistrict: Building Design and Facade Articulation

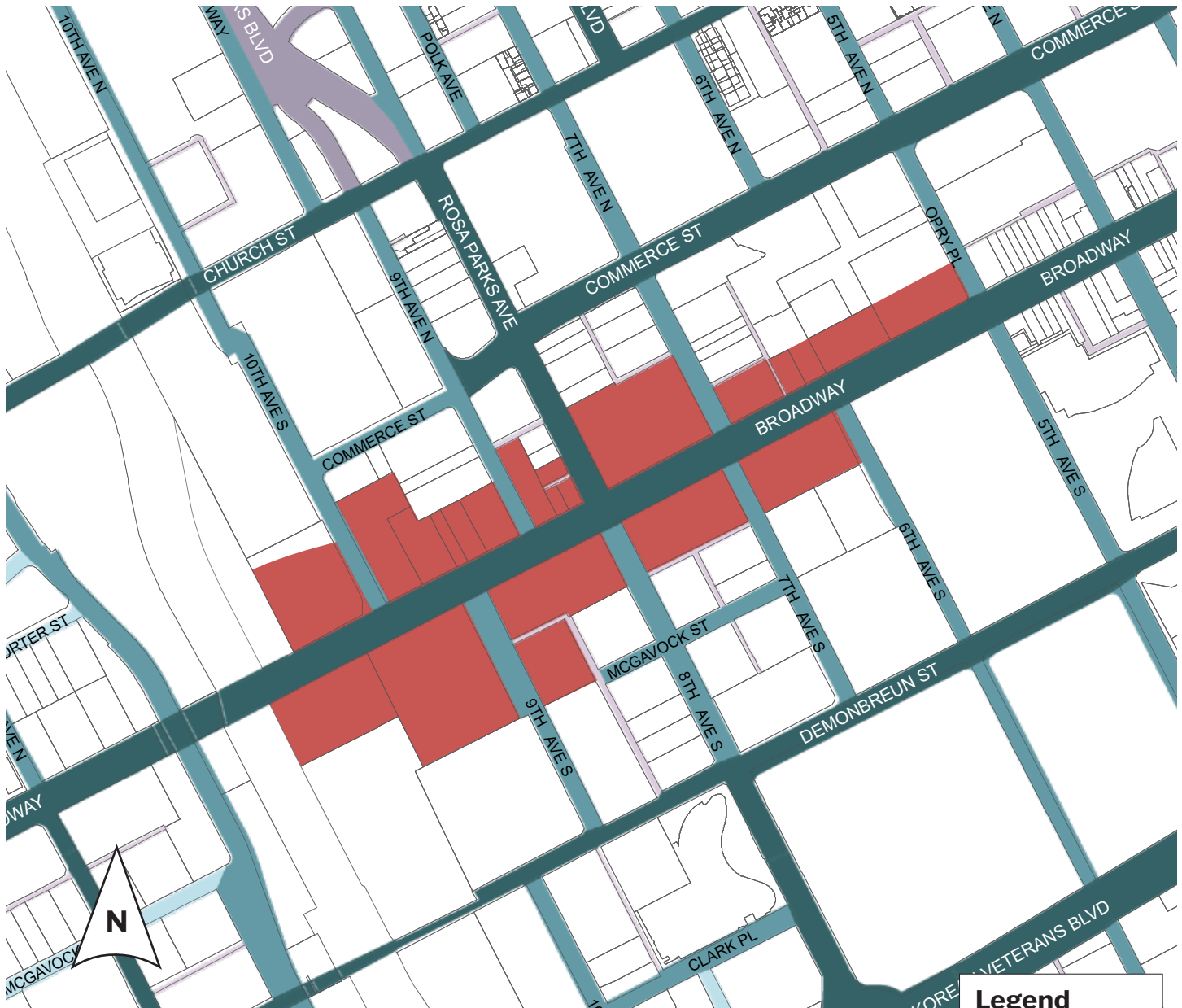
BUILDING DESIGN AND FACADE ARTICULATION

- L Primary building divisions** 20'-50' wide
 - M Secondary building divisions** 5'-25' wide
Secondary building divisions are defined by solid vertical elements that consist of changes in materials or planes within the facade.
 - N First Floor height** 16' min.
- Windows**
- O Ground floor -** 60% glazing required from 2 feet above grade to the finished floor of the 2nd story
 - P Window sill height** 18"-24"
 - Q Upper Floors -** Windows shall be vertically oriented at a ratio of 2:1 or greater.

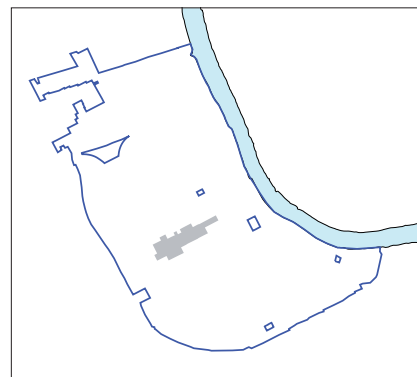


Section II: Subdistrict Standards

Upper Broadway Subdistrict: Regulating Plan



The Upper Broadway area is one of the most important gateways into Downtown. Several civic and cultural buildings front this urban corridor. Maintenance and adaptive reuse of historic buildings is encouraged, and the height and scale of new buildings should be in-keeping with the existing urban pattern. When properties front more than one street, Broadway should be the Principal frontage.



Legend

- Upper Broadway Subdistrict
- Primary Street
- Secondary Street
- Other Street
- Alley

Section II: Subdistrict Standards

Upper Broadway Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0-5'

Secondary Street

- Storefront Frontage 0'-5'

**Civic Frontages are encouraged in this subdistrict.

B Facade Width

Primary Street 80% of lot frontage min.

Secondary Street 80% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. Building Depth 15' from building facade

A building liner is required surrounding parking structures on all floors facing Broadway and Open Space.

HEIGHT

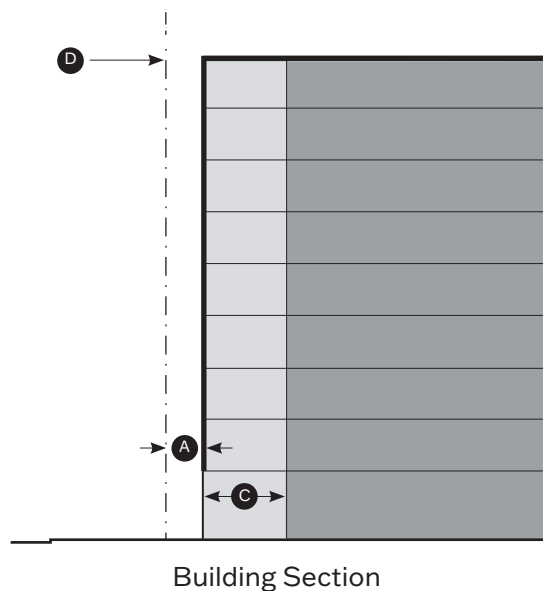
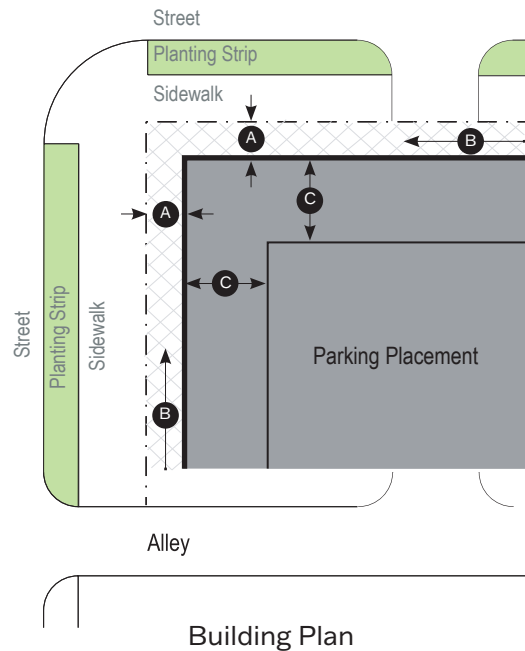
D Max. 100'

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

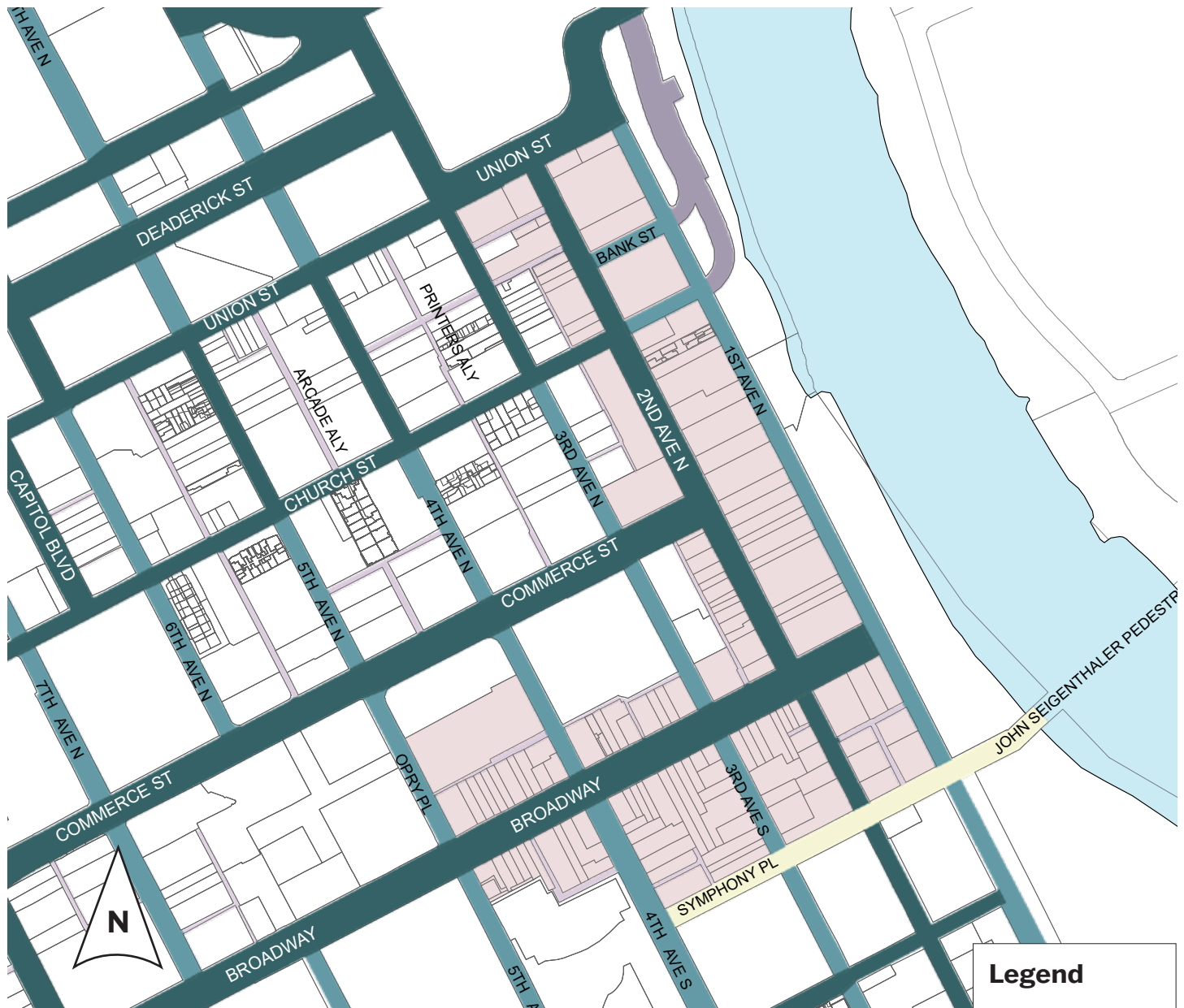
NOTES

Uses: page 65; General Standards: page 69

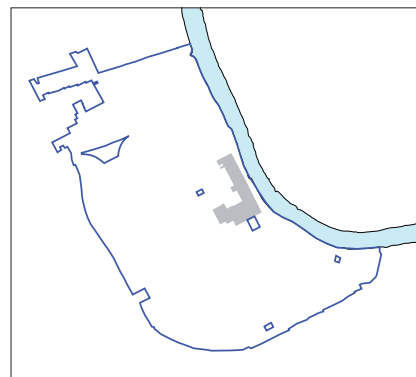


Section II: Subdistrict Standards

2nd and Broadway Subdistrict: Regulating Plan



Second and Broadway is the heart of Downtown; where the main street of the city meets the Cumberland River. The Downtown Plan encourages maintaining “the low-scale, pedestrian-friendly historic character” and adaptively reusing existing historic structures “in order to respect, maintain, and enhance not only individual structures, but the existing character of the Second and Broadway neighborhood as a whole.” With the exception of the Stahlman building on the northeast corner of 3rd and Union, this neighborhood is overseen by two historic zoning overlays: The Second Avenue Historic Zoning Overlay and The Broadway Historic Zoning Overlay. Property owners must contact the Metro Historic Commission for additional details.



Legend

- 2nd and Broadway Subdistrict
- Primary Street
- Secondary Street
- Other Street
- Alley
- Pedestrian Frontage

Section II: Subdistrict Standards

2nd and Broadway Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone	
Primary Street	
• Storefront Frontage	0'
Secondary Street	
• Storefront Frontage	0'
B Facade Width	
Primary Street	100% of lot frontage min.
Secondary Street	100% of lot frontage min.
C Min. Building Depth	
	15' from building facade

HEIGHT

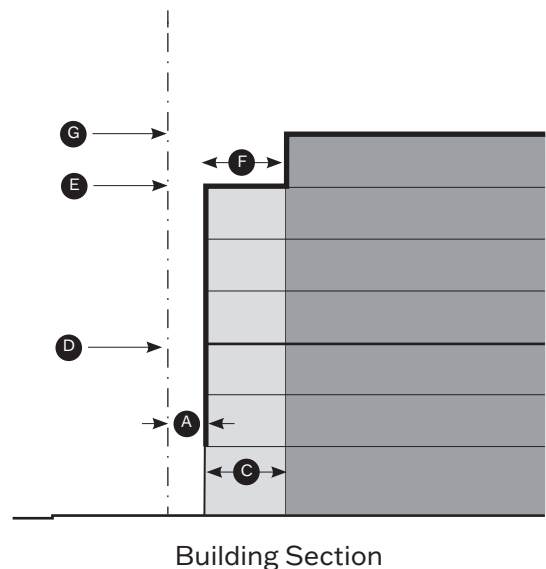
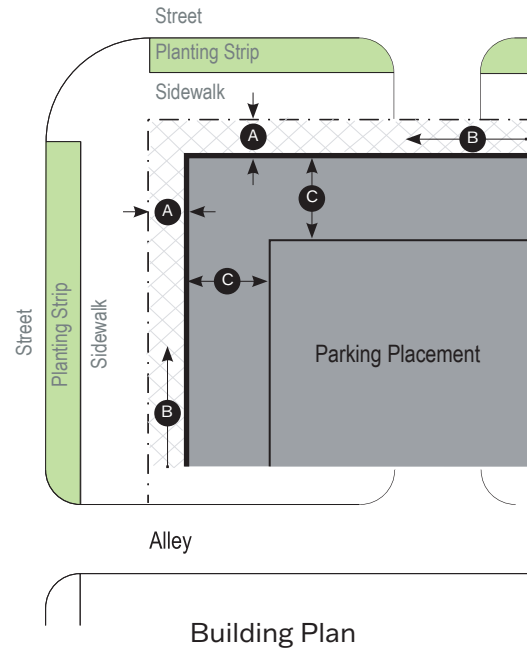
D Min.		40'
E Max. at the Street		
• On Broadway	5 stories to a max. height of 65'	
• On 2nd Ave	8 stories to a max. height of 105'	
• On Union St	12 stories to a max height of 180'	
• All other streets	8 Stories to a max. height of 105'	
F Min. Step-Back Depth		
• On Broadway	30'	
• On all other streets	20'	
G Max. Height		
• Within 150' of the right-of-way of Broadway, height shall not exceed 6 stories or 80'	1 additional story	
• Between 150' and 200' of the right-of-way of Broadway, height shall not exceed 7 stories or 90'.		

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 65; General Standards: page 69



Section II: Subdistrict Standards

2nd and Broadway Subdistrict: Building Design and Facade Articulation

BUILDING DESIGN AND FACADE ARTICULATION

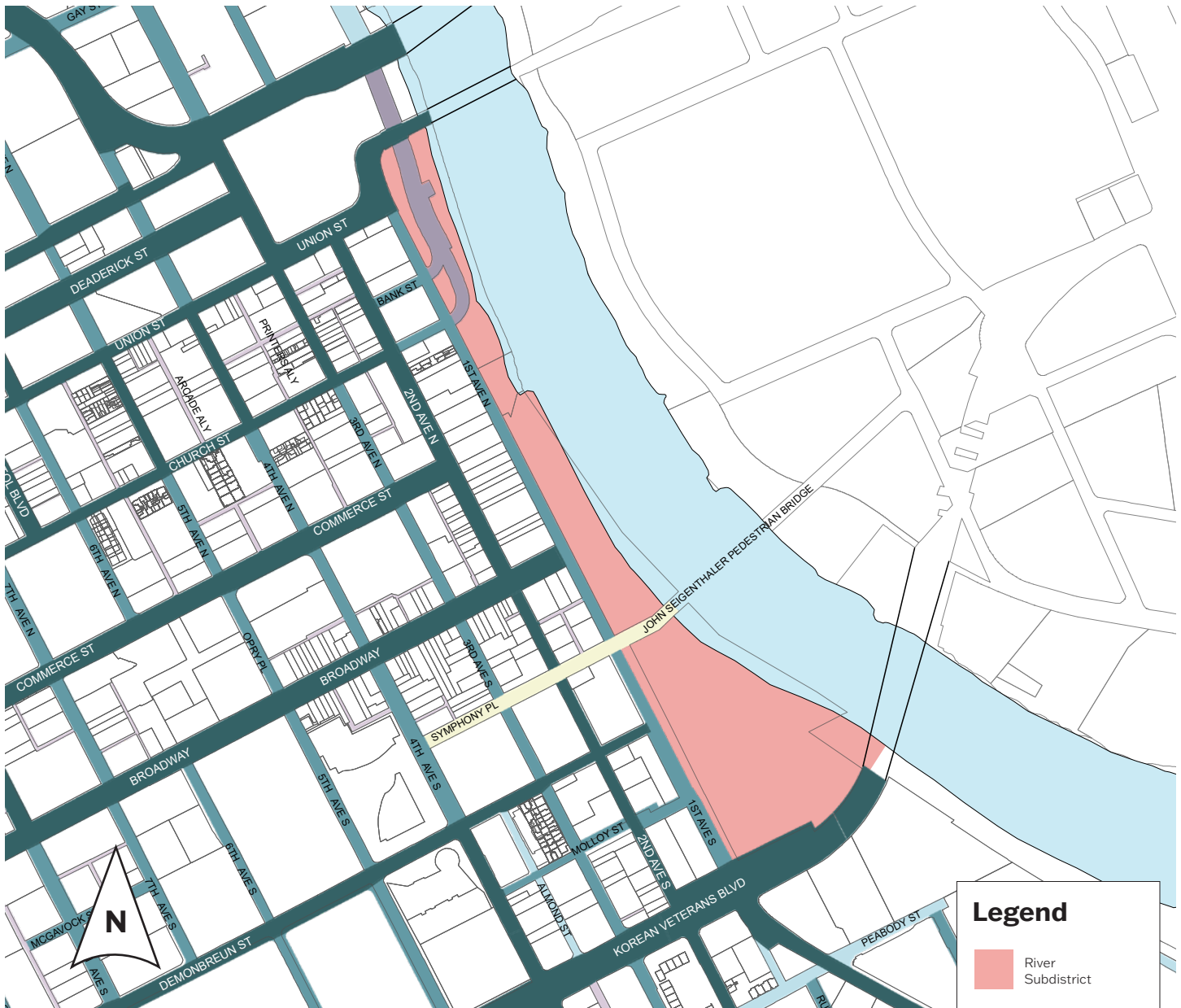
- | | | |
|----------|-----------------------------------|--------------|
| L | Primary Building Divisions | 20'-50' wide |
|----------|-----------------------------------|--------------|
-
- | | | |
|----------|-------------------------------------|-------------|
| M | Secondary Building Divisions | 5'-25' wide |
|----------|-------------------------------------|-------------|
- Secondary building divisions are defined by solid vertical elements that consist of changes in materials or planes within the facade.
-
- | | | |
|----------|---------------------------|----------|
| N | First Floor Height | 16' min. |
|----------|---------------------------|----------|
-
- Windows**
- | | | |
|----------|--|--|
| O | Ground floor - 60% glazing required from 2 feet above grade to the finished floor of the 2nd story | |
|----------|--|--|
- | | | |
|----------|--------------------|---------|
| P | Window sill height | 18"-24" |
|----------|--------------------|---------|
-
- Q** **Upper Floors** - Windows shall be vertically oriented at a ratio of 2:1 or greater.



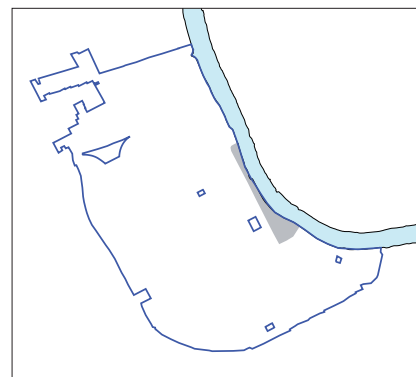
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Section II: Subdistrict Standards

River Subdistrict: Regulating Plan



The River subdistrict is a unique area between 1st Avenue South and the Cumberland River. This area is owned by the city and is envisioned to be an amenity for all residents and visitors. New development should be done in conjunction with the Parks Department's *Riverfront Redevelopment Plan* and should treat the river as an amenity while keeping a strong urban edge along 1st Avenue South and the boulevard. The maximum height is low in order to maintain views of the river from many vantage points in Downtown.



Legend

- River Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley
- Pedestrian Frontage

Section II: Subdistrict Standards

River Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-15'

B Facade Width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
1st Avenue	70% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Max. 10 stories

Step-back*

Step-back required for buildings 8 stories or greater on 1st Avenue frontage

- E Step-back between 4th and 8th stories
- F Min. step-back depth 15'

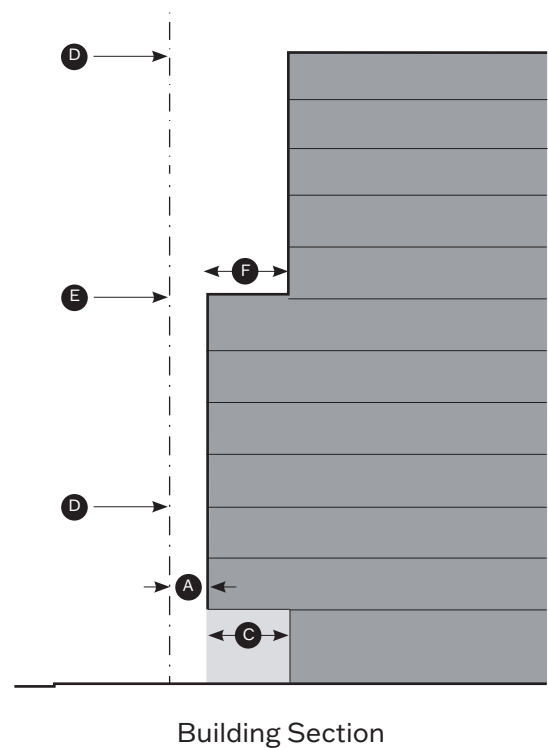
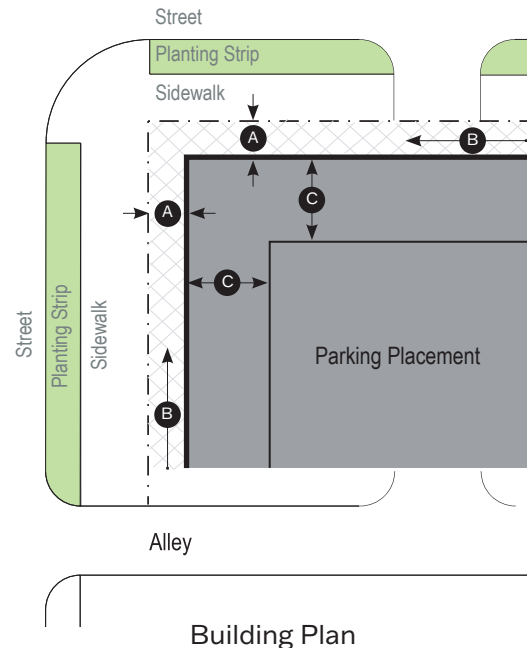
*see page 64 for full description

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

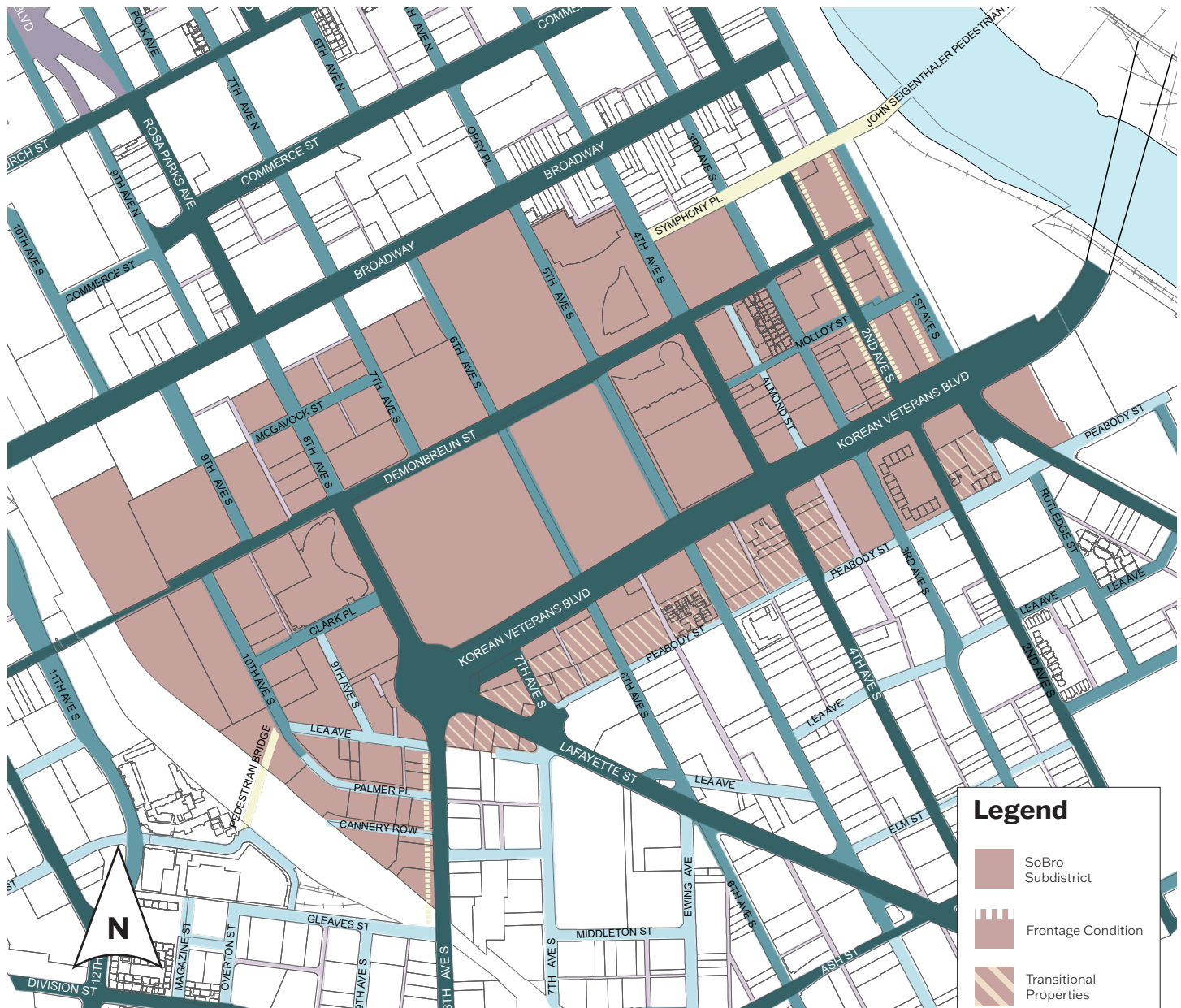
NOTES

Uses: page 65; General Standards: page 69



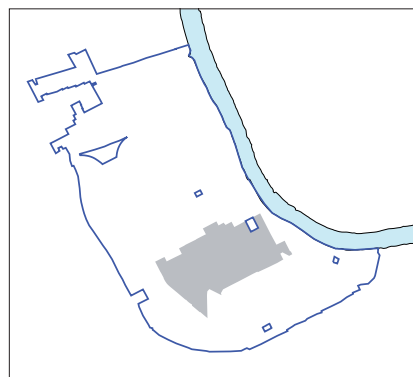
Section II: Subdistrict Standards

SoBro Subdistrict: Regulating Plan



The SoBro neighborhood is intended to be a high-intensity, mixed-use neighborhood emphasizing cultural and entertainment uses with a mix of residential and office uses. SoBro is an extension of the Core in height and intensity, but it is also a transition to the lower, mid-rise Lafayette neighborhood.

Properties with frontage on the boulevard, and Transitional Properties that consolidate to have frontage on the boulevard, shall be part of the SoBro Subdistrict. Properties south of the boulevard – Transitional Properties – without frontage on the boulevard, shall be part of the Lafayette Subdistrict.



Legend

- SoBro Subdistrict
- Frontage Condition
- Transitional Properties
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley
- Pedestrian Frontage

Section II: Subdistrict Standards

SoBro Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-15'

B Facade Width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. Building Depth 15' from building facade

HEIGHT

D Min.

- On Korean Veterans Blvd & the roundabout 3 stories or 35'

E Max.

- West side of 1st Ave frontage and east side of 2nd Ave frontage unless fronting KVB 15 stories
- 8th Avenue frontage, south of the roundabout 8 stories within 100' of 8th Ave; 30 stories beyond 100' of 8th Ave stories
- Subdistrict general 30 stories

Additional height available through the Bonus Height Program

Step-back*

F Step-back between

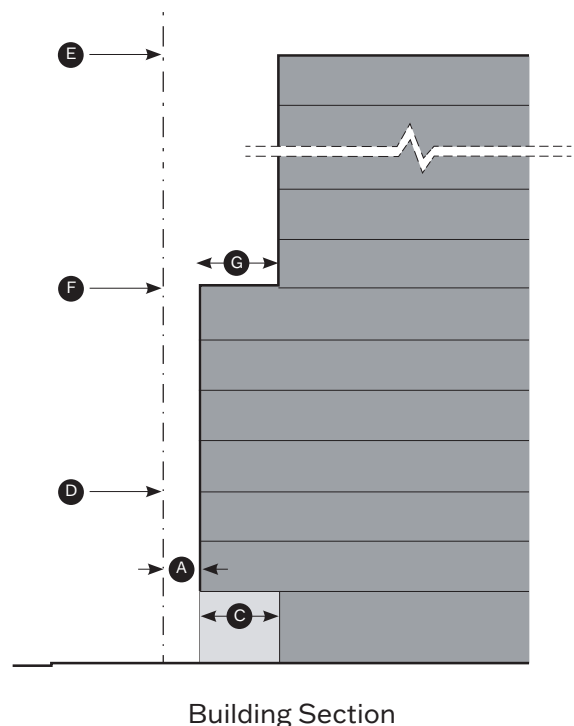
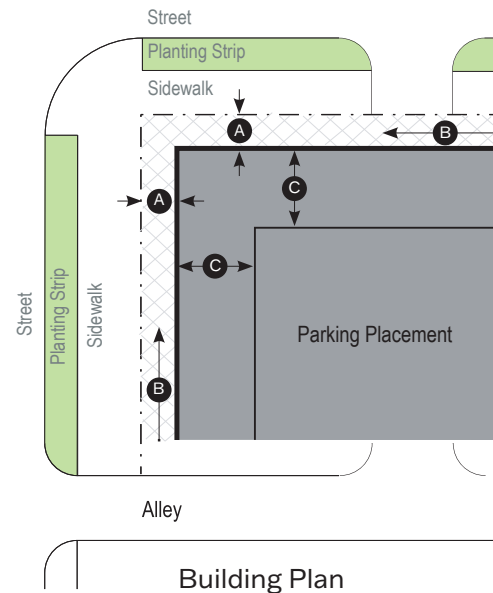
- Buildings taller than 7 stories 4th and 8th stories

G Min. step-back depth 15'

*see page 64 for full description

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.



NOTES

All standards of the Gateway UDO shall apply to development along the boulevard except maximum height at the street, step-back depth, overall height, and floor area ratio. The review process for the DTC and the UDO will be consolidated.

Uses: page 65; General Standards: page 69

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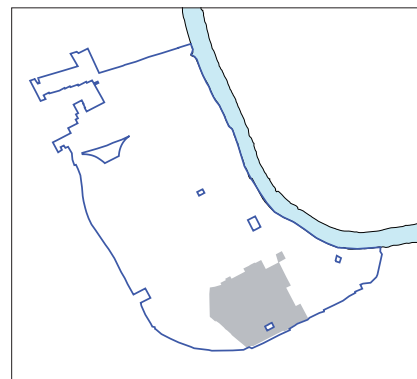
Section II: Subdistrict Standards

Lafayette Subdistrict: Regulating Plan



The Lafayette neighborhood is currently a primarily industrial and business services environment with strong transportation connections to the Gulch, SoBro, Midtown, and South Nashville neighborhoods. This neighborhood will likely retain many of the industrial and business service uses while accommodating a greater variety of uses. The neighborhood is primarily low-rise and should act as a transition from the height of the Core and SoBro to the single-family neighborhoods to the South.

Transitional properties that consolidate to have frontage on the boulevard shall be part of the SoBro Subdistrict. Transitional properties that do not consolidate to have frontage on the boulevard shall be part of the Lafayette Subdistrict.



Legend

- Lafayette Subdistrict
- Transitional Properties
- Primary Street
- Secondary Street
- Tertiary Street
- Other Street
- Alley

Section II: Subdistrict Standards

Lafayette Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Industrial Frontage is allowed in this Subdistrict.

B Facade width

- Primary Street 80% of lot frontage min.
- Secondary Street 80% of lot frontage min.
- Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Min.

- On the roundabout 3 stories or 35'

E Max.

- Transitional Properties 15 stories
- On Lafayette St 12 stories
- Subdistrict general 8 stories

Additional height available through the Bonus Height Program

Step-back *

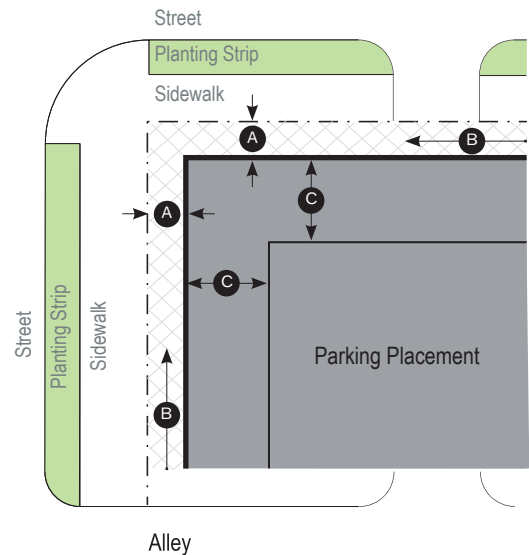
Step-back required for all buildings 7 stories or greater fronting public streets

- F Step-back between 4th and 7th stories
- G Min. step-back depth 15'

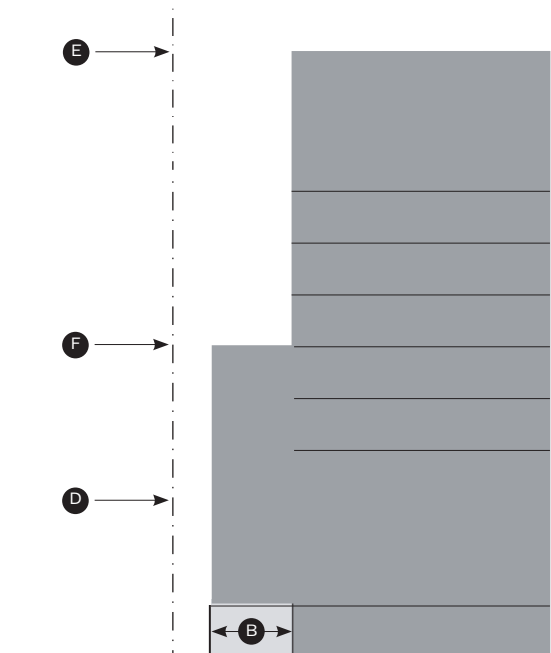
*see page 64 for full description

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.



Building Plan



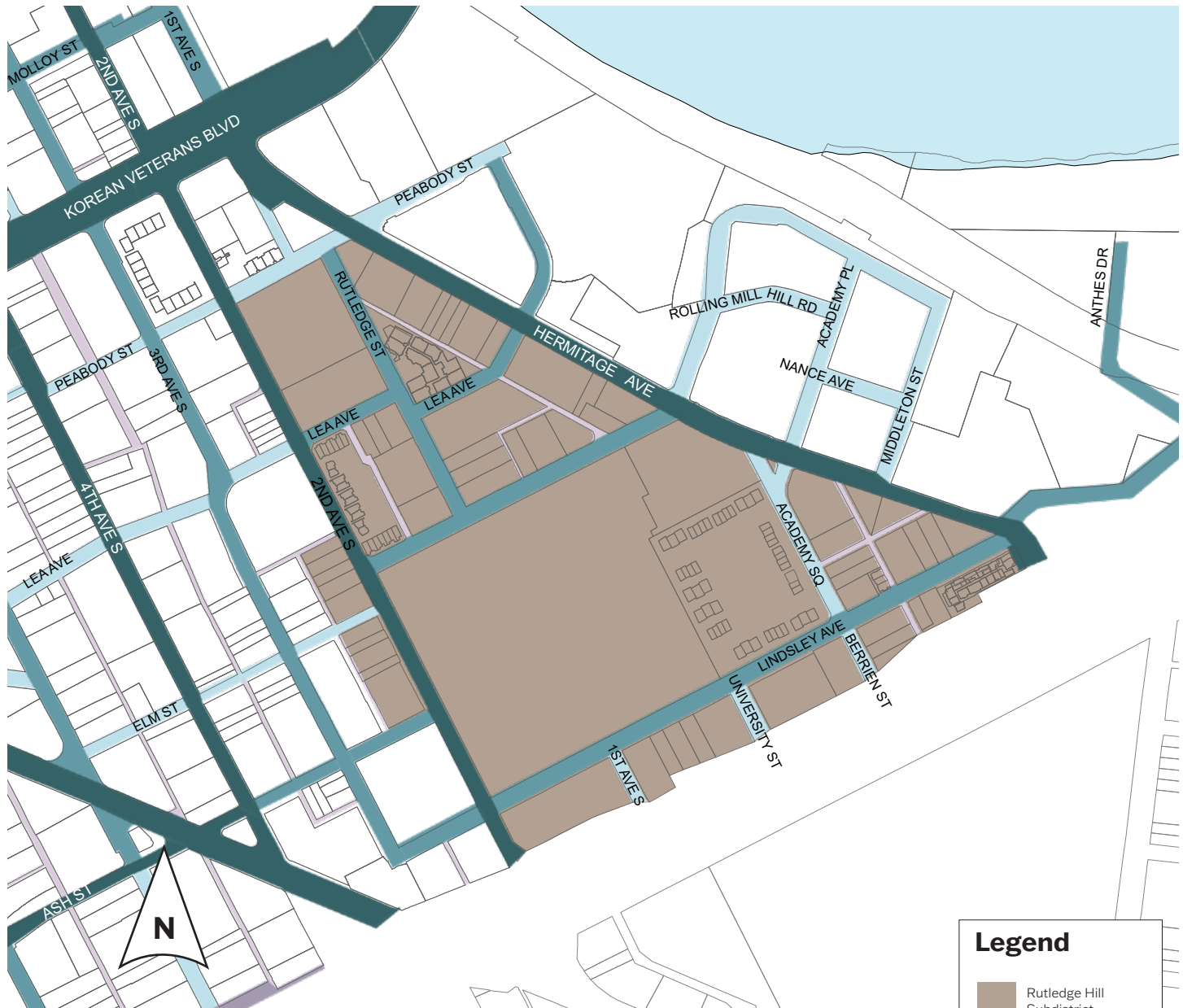
Building Section

NOTES

Uses: page 65; General Standards: page 69

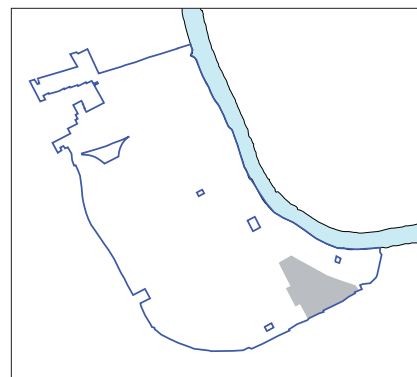
Section II: Subdistrict Standards

Rutledge Hill Subdistrict: Regulating Plan



The Rutledge Hill neighborhood includes a variety residential and civic historic buildings. This area is largely intact and new buildings of complimentary height, scale and massing.

Some of these properties are governed by a National Register District that regulates development, restoration and demolition. Property owners must contact the Metro Historic Commission for additional details.



Legend

- Rutledge Hill Subdistrict
- Rutledge Hill Historic Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Alley

Section II: Subdistrict Standards

Rutledge Hill Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

B Facade width

Primary Street 80% of lot frontage min.

Secondary Street 60% of lot frontage min.

Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Max.

- Primary and Secondary streets 6 stories
- Tertiary streets 4 stories

Additional height available through the Bonus Height Program

Step-back

E Step-back required for all buildings fronting public streets

F Step-back after 4 stories

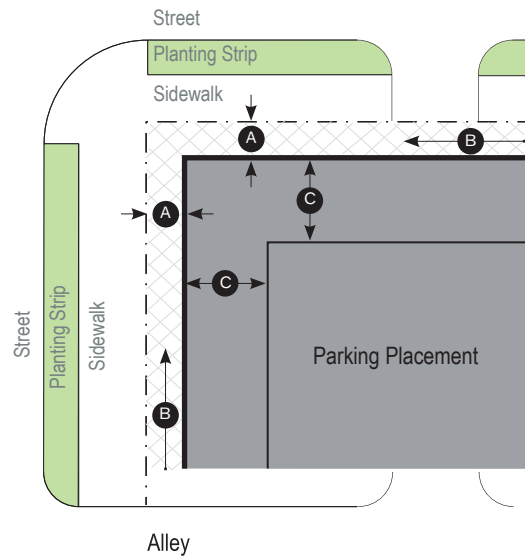
Min. step-back depth 15'

SIDEWALK & PLANTING

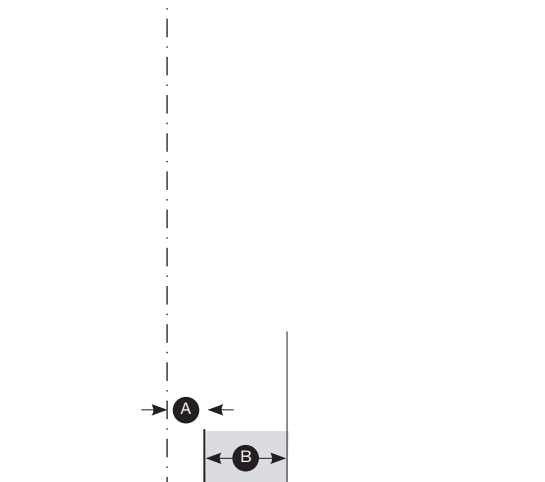
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 65; General Standards: page 69



Building Plan



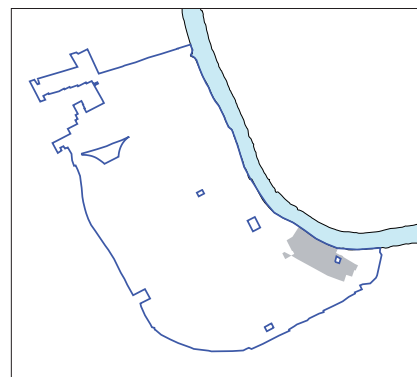
Building Section

Section II: Subdistrict Standards

Rolling Mill Hill Subdistrict: Regulating Plan



The redevelopment of the Rolling Mill Hill neighborhood is overseen by the Metropolitan Development and Housing Agency (MDHA) through the Master Plan and Development Guidelines for Rolling Mill Hill.



Legend

- Rolling Mill Hill Subdistrict
- Rolling Mill Hill Historic Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Alley

Section II: Subdistrict Standards

Rolling Mill Hill Subdistrict: Building Regulations

FRONTAGE

- A Allowed Frontage Types with Required Build-to Zone**
All streets 0-20'
- B Facade width**
Minimum 25% of the lot frontage or 25', which ever is greater.
Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.
- C Min. building depth** 15' from building facade
A building liner is required surrounding parking structures on the ground floor facing public streets and Open Space.

HEIGHT

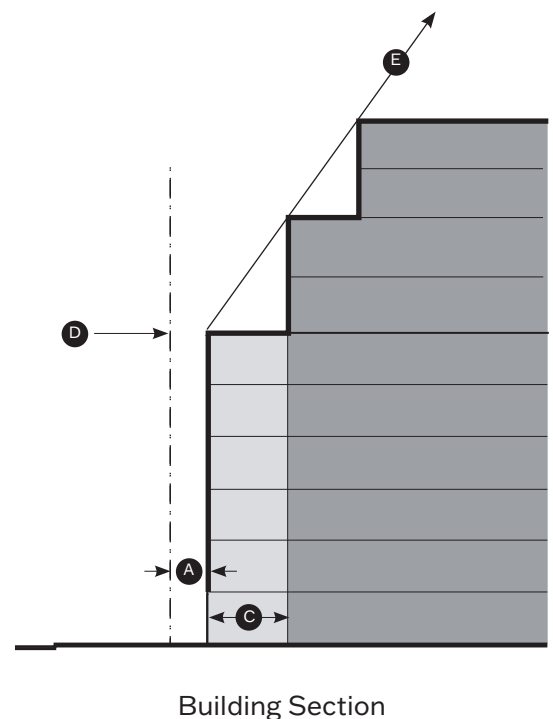
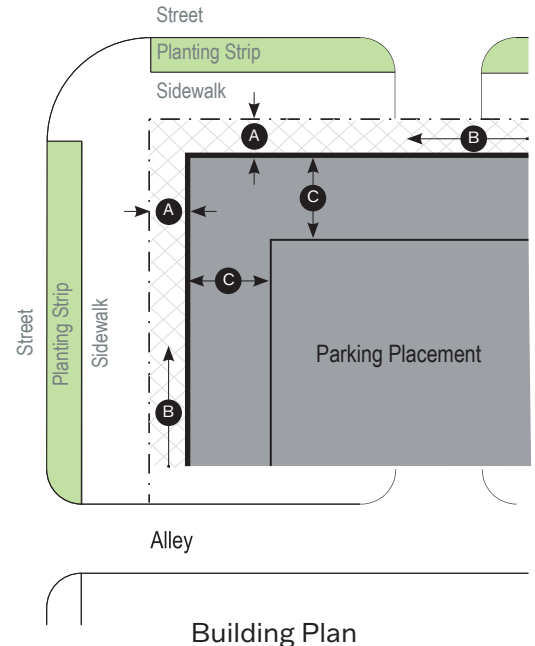
- D Max. height at the street** 65'
- E Height Control Plane**
Applies from all streets and Open Space.
1 foot horizontal to 1.5 feet vertical

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

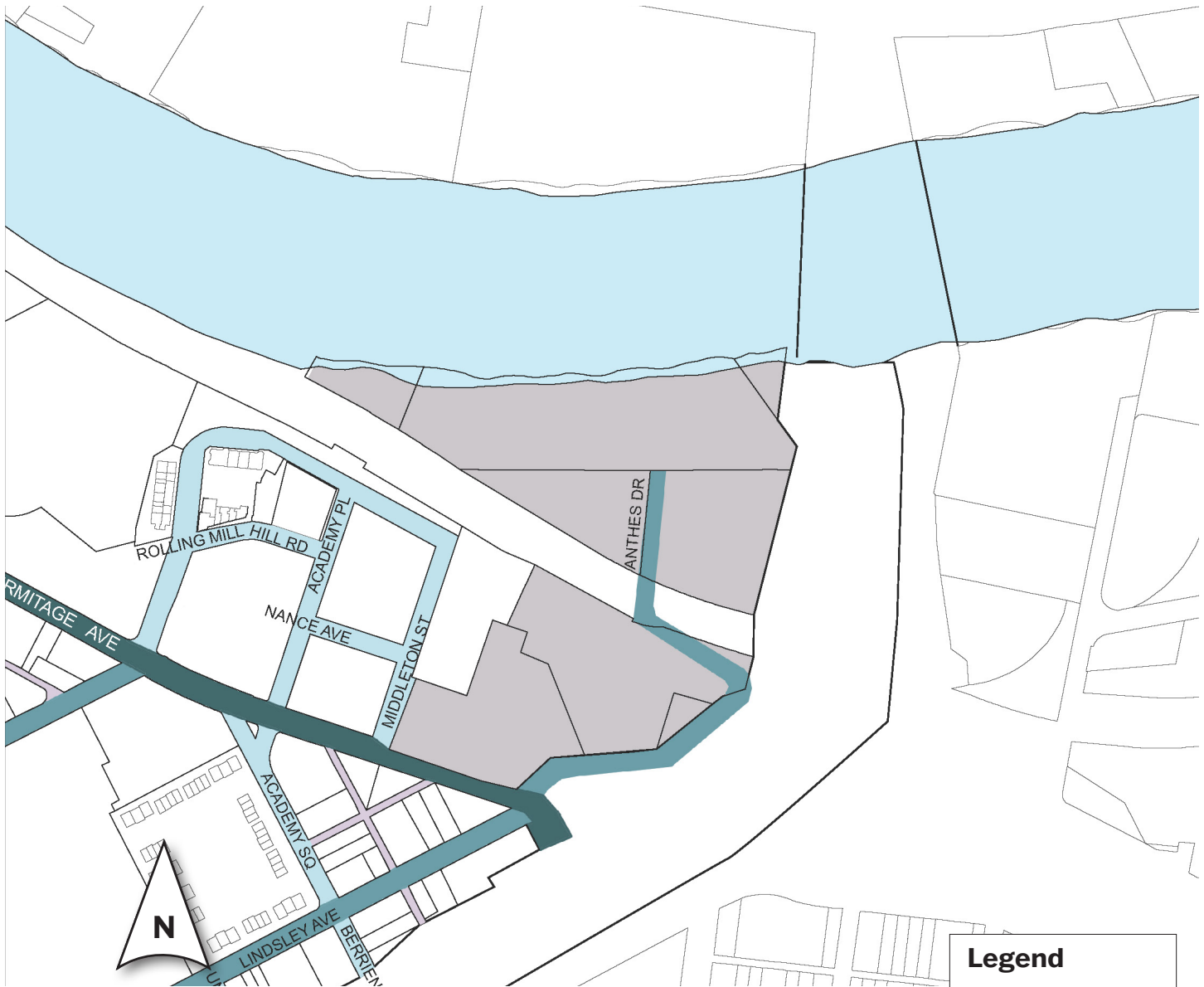
NOTES

Uses: page 65; General Standards: page 69



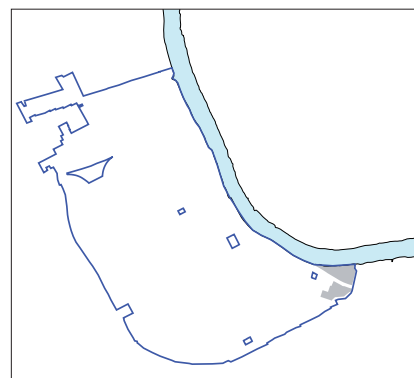
Section II: Subdistrict Standards

Rutledge River Subdistrict: Regulating Plan



The Rutledge River neighborhood is situated in a somewhat isolated area along the Cumberland River. Redevelopment of this area should make the most of the riverside location and the adjacent commuter rail line, while preserving the historic building on Hermitage Avenue.

New streets within the Rutledge River Subdistrict shall be Secondary or Tertiary Streets.



Legend

- Rutledge River Subdistrict
- Primary Street
- Secondary Street
- Tertiary Street
- Alley

Section II: Subdistrict Standards

Rutledge River Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Industrial Frontage is allowed in this Subdistrict.

B Facade width

Primary Street 80% of lot frontage min.

Secondary Street 80% of lot frontage min.

Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Max. 9 stories

Additional height available through the Bonus Height Program

Step-back *

E Step-back required for all buildings 7 stories or greater fronting public streets

F Step-back between 4th and 7th stories

Min. step-back depth 15'

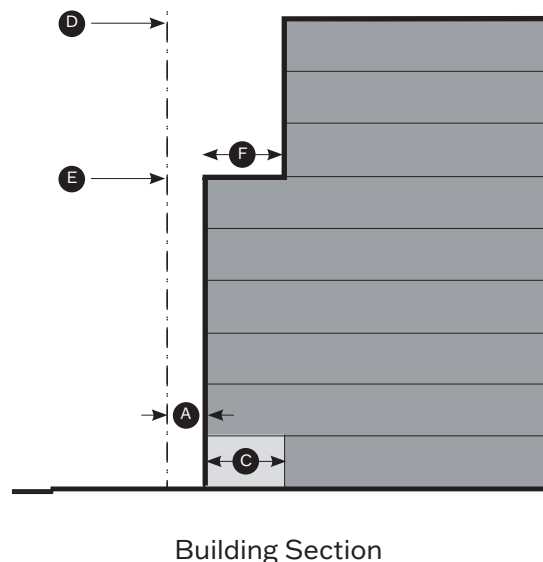
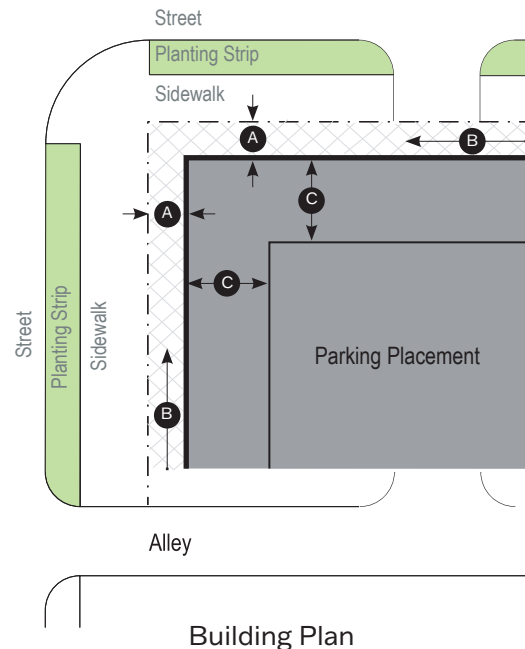
*see page 64 for full description

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 65; General Standards: page 69

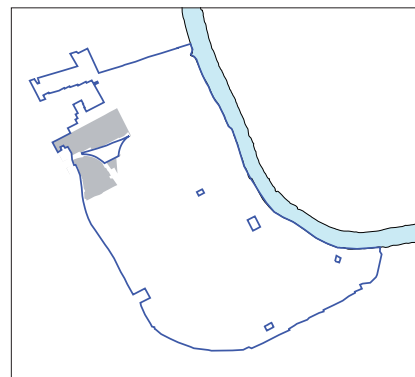


Section II: Subdistrict Standards

Gulch North: Regulating Plan



The North Gulch neighborhood is an area of transition within Downtown. Bordered on the north and west by single-family residential neighborhoods, on the east by prominent state government landmarks, and on the south by industrial, The North Gulch is envisioned to be a unique area that integrates and harmonizes these diverse uses and building types. Redevelopment of this area should make the most of the existing industrial buildings, interstate access and the internal railroad lines.



Legend	
	Gulch North Subdistrict
	Primary Street
	Secondary Street
	Tertiary Street
	Other Street
	Alley

Section II: Subdistrict Standards

Gulch North: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone	
Primary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
Secondary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Tertiary Street	
• Storefront Frontage	0'-10'
• Stoop Frontage	5'-10'
• Porch Frontage	10'-15'
Industrial Frontage is allowed in this Subdistrict on streets north of Harrison Street, including Harrison Street.	
B Facade width	
Primary Street	80% of lot frontage min.
Secondary Street	60% of lot frontage min.
Tertiary Street	60% of lot frontage min.
Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.	
C Min. building depth	
	15' from building facade

HEIGHT

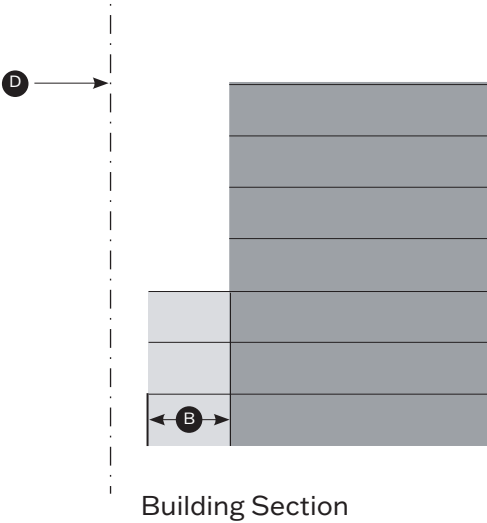
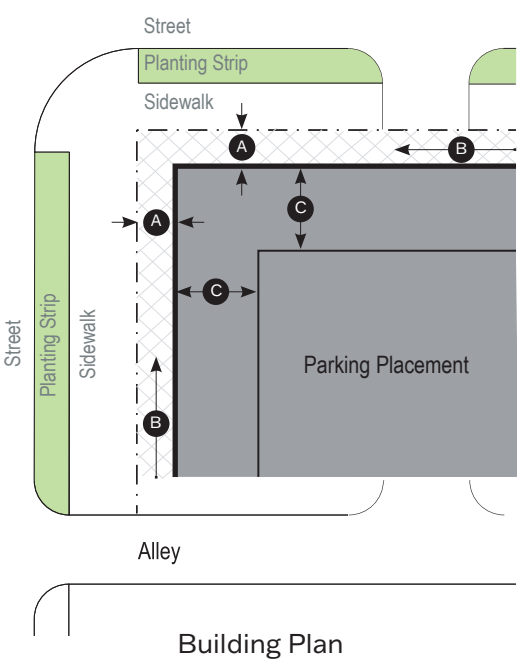
D Max.		7 stories
• Buildings fronting Herman St	4 stories	
Additional height available through the Bonus Height Program		

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

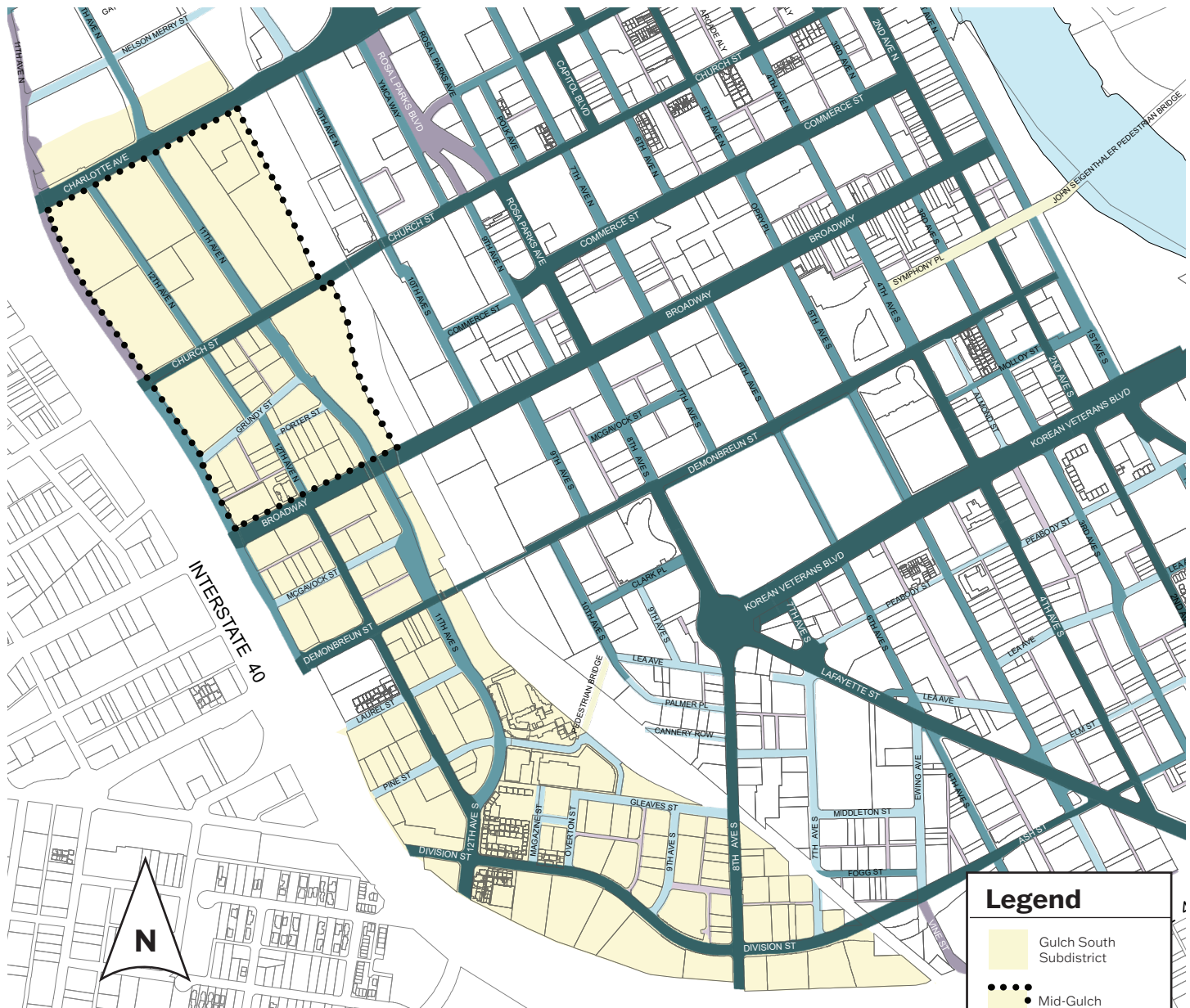
NOTES

Uses: page 65; General Standards: page 69

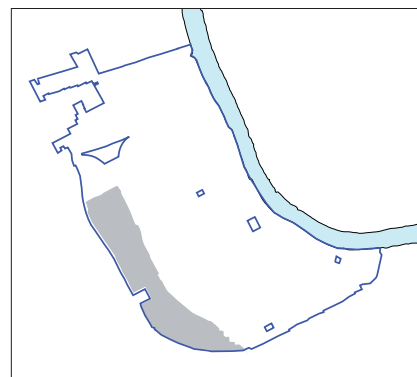


Section II: Subdistrict Standards

Gulch South: Regulating Plan



The Gulch South neighborhood is an eclectic neighborhood of business services, restaurant, and retail with many new residential buildings. The area is a link between Downtown and Midtown and is envisioned to be mixed-use mid-rise buildings with opportunities for additional height at key intersections and along important streets. Connectivity – vehicular, rail, bicycle and pedestrian – should be preserved and additional connectivity is strongly encouraged.



Legend	
	Gulch South Subdistrict
	Mid-Gulch Properties
	Primary Street
	Secondary Street
	Tertiary Street
	Other Street
	Alley

Section II: Subdistrict Standards

Gulch South: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary and Tertiary Streets

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

B Facade width

Primary Street	80% of lot frontage min.
Secondary Street	80% of lot frontage min.
Tertiary Street	60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Max.

- On Church St, Broadway, Demonbreun 15 stories
- Gulch South Intersections (12th Ave and Broadway, 12th Ave and Demonbreun, 12th Ave and Division, 8th Ave and Division) 20 stories
- Mid-Gulch Intersections (11th Ave and Broadway, 11th Ave and Church, 11th Ave and Dr. MLK Boulevard) 20 stories
- Mid-Gulch Properties 10 stories
- Subdistrict General 10 stories

Additional height at intersections applies to frontage within 150 feet of the intersection. The distance from street intersections shall be measured from the nearest intersection of the existing right-of-way lines or extensions thereof. For streets designated to be widened at a future time by the adopted MCSP, measurement shall be made from the ultimate right-of-way.

Additional height available through the Bonus Height Program

Step-back*

Step-back required for buildings 8 stories or greater along public streets

- E Step-back between 4th and 8th stories
- F Min. step-back depth 15'

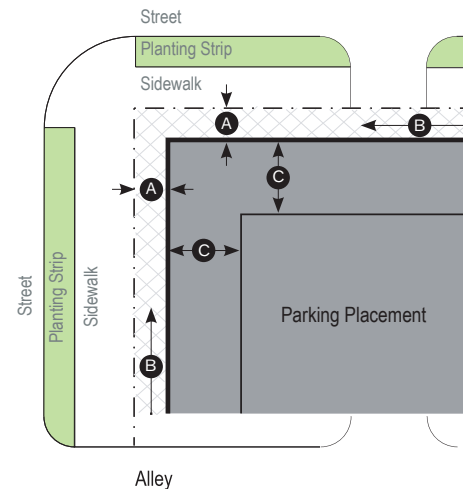
*see page 70 for full description

SIDEWALK & PLANTING

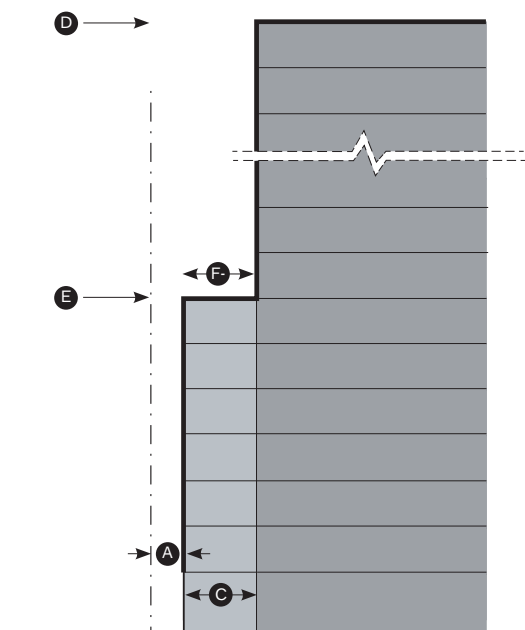
Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

NOTES

Uses: page 63; General Standards: page 69



Building Plan



Building Section

Section II: Subdistrict Standards

Hope Gardens Subdistrict: Regulating Plan



The Hope Gardens subdistrict includes the commercial and multi-family areas surrounding the single-family residential at the center of the Hope Gardens neighborhood. Development along the major streets – Jefferson Street and Rosa Parks Boulevard – should be low-rise and should transition in height and mass near the single-family areas. The existing commercial, residential and industrial uses are all important factors within this area and can be maintained while providing opportunities for mixed-use. The harmonization of these many uses – through the regulation of the building forms – will ensure the vitality of this mixed-use neighborhood.

Section II: Subdistrict Standards

Hope Gardens Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Industrial Frontage is allowed in this Subdistrict along Herman Street only.

B Facade width

Primary Street 80% of lot frontage min.

Secondary Street 60% of lot frontage min.

Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

A building liner is required surrounding parking structures on the ground floor facing public streets and Open Space.

HEIGHT

D Max.

- Primary Street 7 stories
- Secondary Street 4 stories
- Tertiary Street 3 stories

Additional height available through the Bonus Height Program

Step-back

Step-back required for properties abutting the single family neighborhood. Step-back shall be measured from the abutting property line.

- E Step-back required after 3 stories
- F Minimum step-back depth 30'

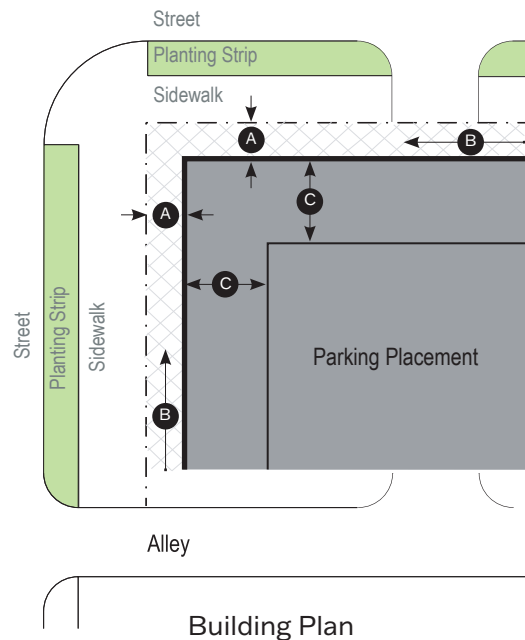
BUFFER

Landscape Buffer

A landscaped buffer in accordance with 17.24.240 B-5 shall be required along any property line directly abutting a single or two-family zone district.

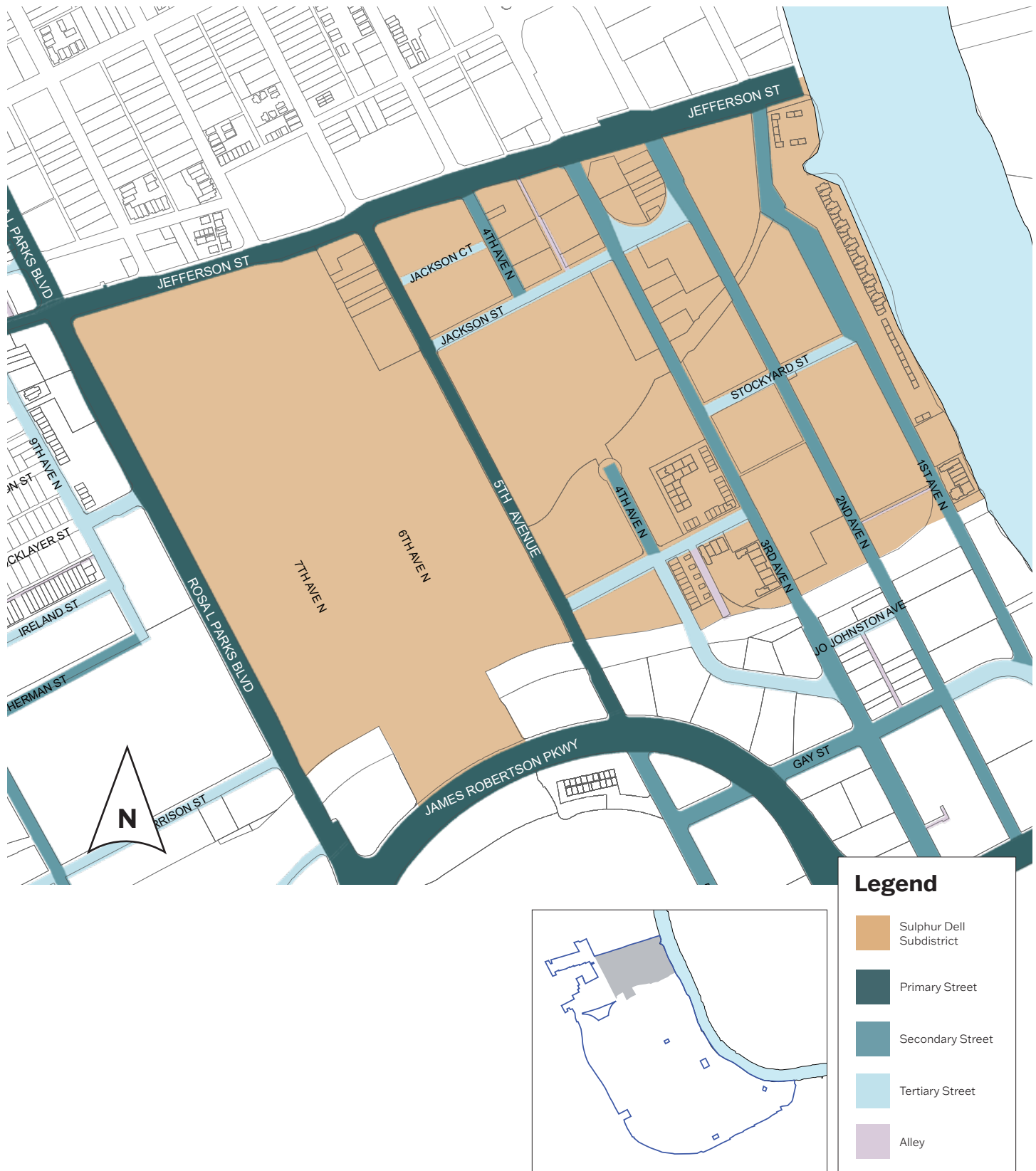
NOTES

Uses: page 65; General Standards: page 69



Section II: Subdistrict Standards

Sulphur Dell: Regulating Plan



Section II: Subdistrict Standards

Sulphur Dell Subdistrict: Building Regulations

FRONTAGE

A Allowed Frontage Types with Required Build-to Zone

Primary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'

Secondary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront Frontage 0'-10'
- Stoop Frontage 5'-10'
- Porch Frontage 10'-15'

B Facade width

Primary Street 80% of lot frontage min.

Secondary Street 80% of lot frontage min.

Tertiary Street 60% of lot frontage min.

Remaining lot frontage may be used for pedestrian amenities and shall not be used for parking.

C Min. building depth 15' from building facade

HEIGHT

D Max.

- Primary Street 7 stories
- Secondary Street 5 stories
- Tertiary Street 4 stories

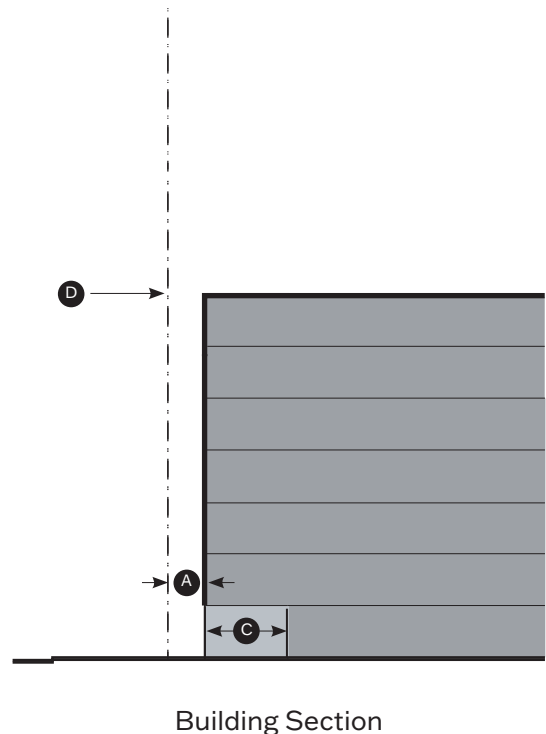
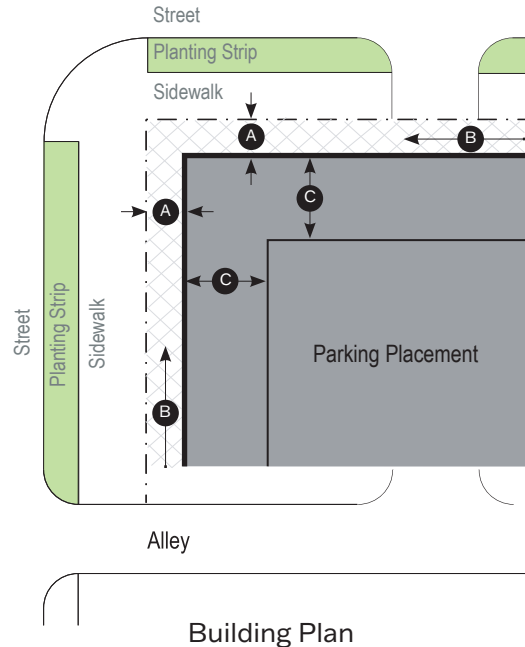
Additional height available through the Bonus Height Program

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards and the Major and Collector Street Plan.

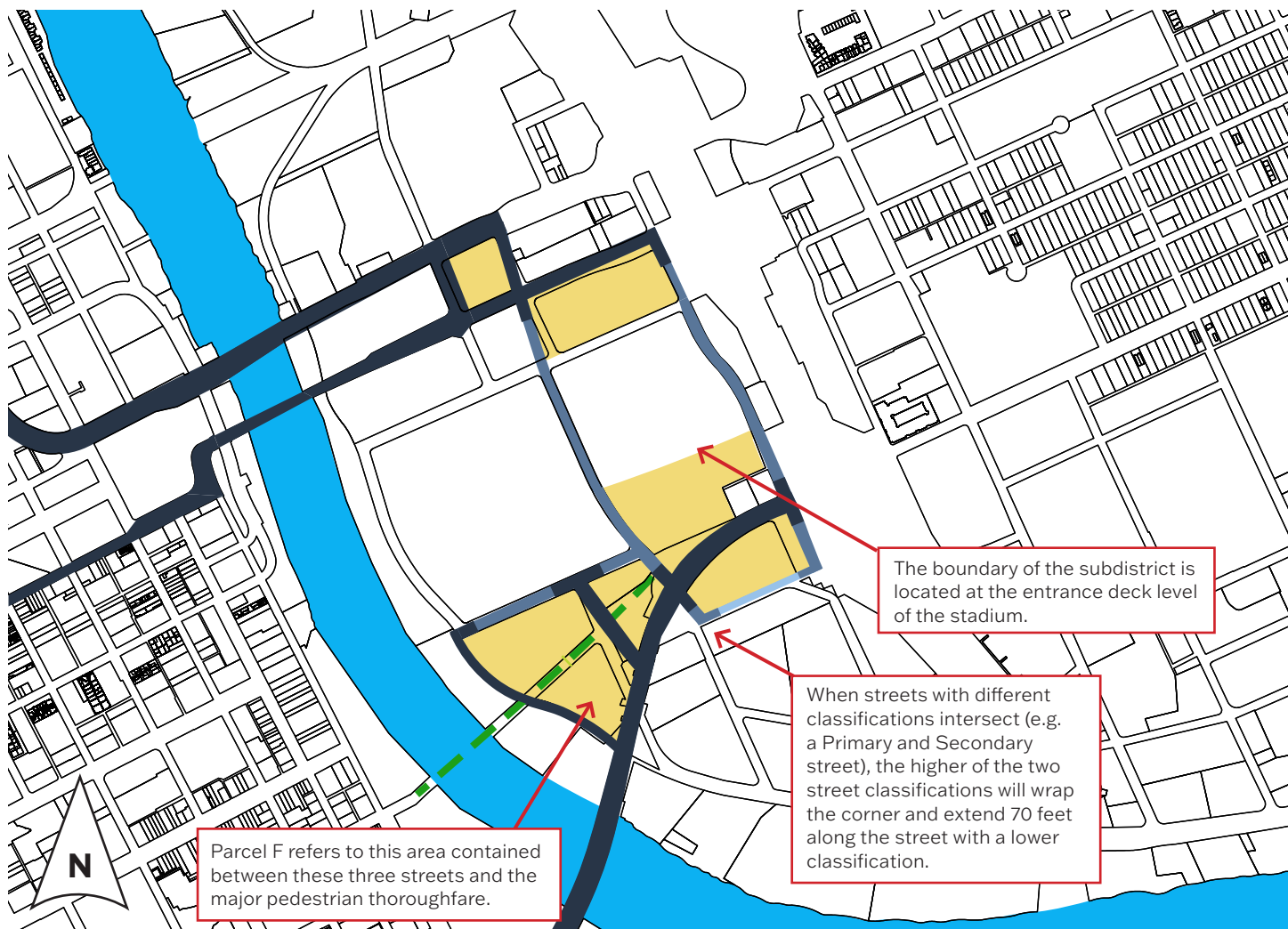
NOTES

Uses: page 65; General Standards: page 69

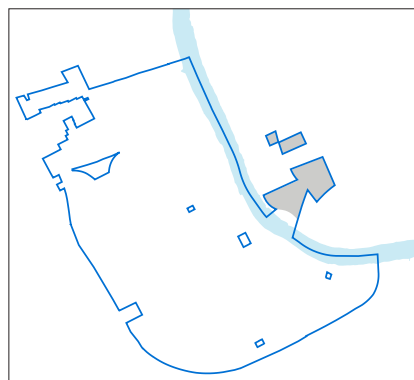


Section II: Subdistrict Standards

East Bank: Regulating Plan



The East Bank subdistrict, situated on the east side of the Cumberland River, is an emerging neighborhood envisioned by the *Imagine East Bank* Vision Plan. While historically the East Bank's relationship with the Cumberland River has been commercial and industrial, the East Bank is a transformative opportunity to properly address the physical backdrop of the city. The East Bank is intended to create accessible public spaces, provide high-quality housing options accessible at every economic level, expand the network of locally-owned businesses throughout the city, and create a robust multimodal transportation network that will improve both local and regional connectivity.



Legend

	East Bank Subdistrict
	Primary Street
	Secondary Street
	Tertiary Street
	Other Street
	Alley
	Major Pedestrian Thoroughfare

Section II: Subdistrict Standards

East Bank: Building Regulations

HEIGHT

Max. height See Diagram A
Properties within the East Bank subdistrict are ineligible to earn additional height through the Bonus Height Program.

PARKING STRUCTURES

Above-ground prohibited See Diagram B
No above-ground vehicular parking structure (lined, screened, or otherwise) shall be included in the areas described in Diagram B. If parking is to be included in these areas, it shall be located underground.

PLAZAS

Location and min. size See Diagram C
Publicly-accessible plazas, meeting the open space standards outlined in DTC Section IV: General Standards, are required in the approximate location and size described in Diagram C. All open space types are permitted within other areas of this subdistrict, provided they meet the standards referenced above.

SIDEWALK & PLANTING

Improvements to the sidewalk corridor according to the General Standards, the Major and Collector Street Plan, and the *Imagine East Bank* Vision Plan and the Guidance for East Bank Complete Streets document. For projects within the subdistrict, compliance with NDOT Best Practices Curb Management document should be followed, specifically regarding the design, implementation, and enforcement of short-term loading (goods movement) passenger access, metered parking, etc.

NOTES

Uses: page 63; General Standards: page 69

The DTC's existing street network is well-established, which is not the case in the East Bank subdistrict. In order to manage access and loading, mid-block alleys are strongly encouraged to be established. These alleys will ensure back-of-house operations are not street-facing.

Modifications related to the planned transit facility on Metro property within the East Bank Subdistrict shall be considered as minor modifications to allow flexibility given their specialized use.

Projects shall comply with other NDOT and Planning guiding documents and adopted policies.

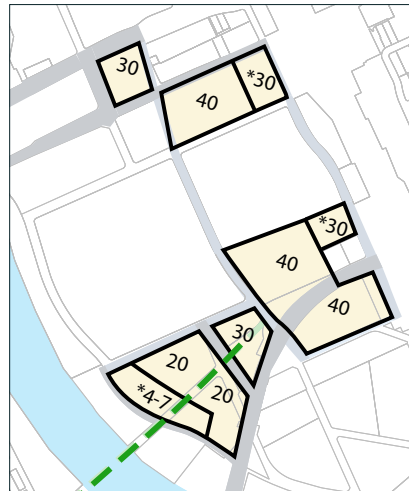


Diagram A

- 40** 40 stories max. height
- 30** 30 stories max. height
- *30** 30 stories max. height within 150' of Interstate Drive
- 20** 20 stories max. height
- *4-7** 4-7 stories max. height within 75' of Waterside Drive, except that within 100' of Korean Veterans Boulevard, the max. height shall be 20 stories.

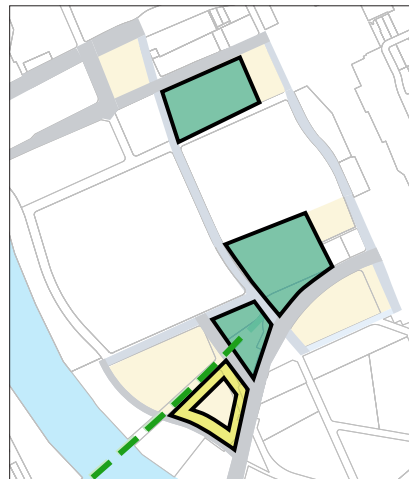


Diagram B

- Green** Above-ground vehicular parking structure prohibited
- Yellow** Above-ground vehicular parking structure prohibited, except for when it is located below an active use on an elevated frontage (Korean Veterans Boulevard, Shelby Avenue, or Major Pedestrian Thoroughfare) and fully lined on Waterside Drive. See diagram on Page 57 for intent illustration and Page 85 for additional parking requirements.



Diagram C

- 60k** 60,000 square foot plaza required
- 40k** 40,000 square foot plaza required

Section II: Subdistrict Standards

East Bank: Building Regulations

PODIUM STANDARDS

Any portion of a building below the building's required step-back, or where a step-back is not required, below the 7th story.

A Allowed Frontage Types with Required Build-to Zone

All street frontages

- Storefront Frontage 0'-10'

Major Pedestrian Thoroughfare

- Storefront Frontage 5'-20'

*Civic Frontages are allowed and encouraged in this subdistrict. See Page 86 for details on the associated standards.

B Facade width

Primary Street 80% of lot frontage min.
90% of lot frontage max.*

Secondary Street and Open Space 70% of lot frontage min.
90% of lot frontage max.*

Tertiary Street and Major Pedestrian Thoroughfare 60% of lot frontage min.
90% of lot frontage max.*

*Maximum facade widths only apply to street or major pedestrian thoroughfare segments over 375' in length (measured from edge of intersection to edge of intersection).

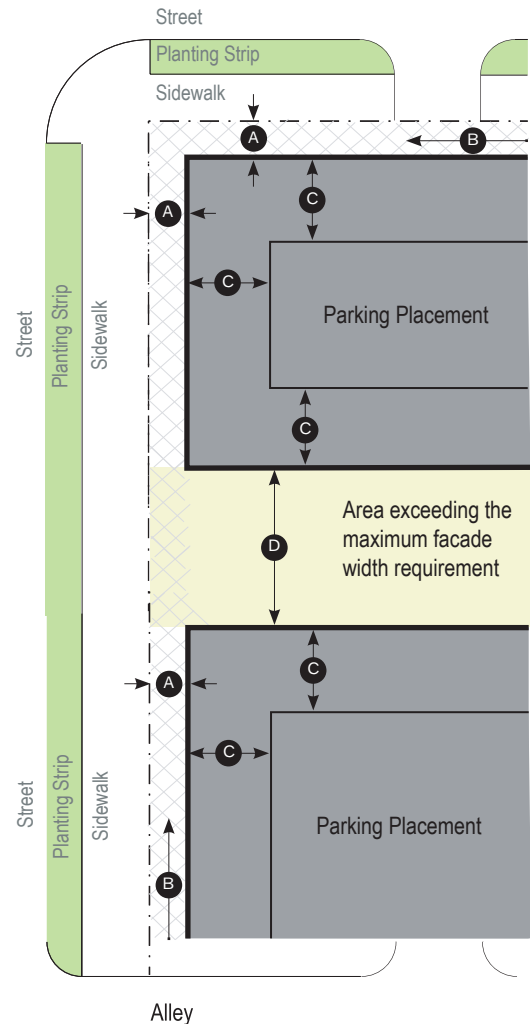
Portions of a parcel's facade width that exceed the maximum facade width percentage requirement:

- shall be used for pedestrian activity and/or circulation that connects to other streets, open spaces, or pedestrian bridge.
- shall not be located at the intersection of two streets or at the intersection of a street and the pedestrian bridge.

C Min. building depth 15' from building facade

A habitable building liner is required for any side and all levels of an above-ground vehicular parking structure facing public streets, open spaces, or the pedestrian bridge.

D Building spacing 75' max., exclusive of streets



Building Plan

Section II: Subdistrict Standards

East Bank: Building Regulations

PODIUM STANDARDS CONTINUED

Any portion of a building below the building's required step-back, or where a step-back is not required, below the 7th story.

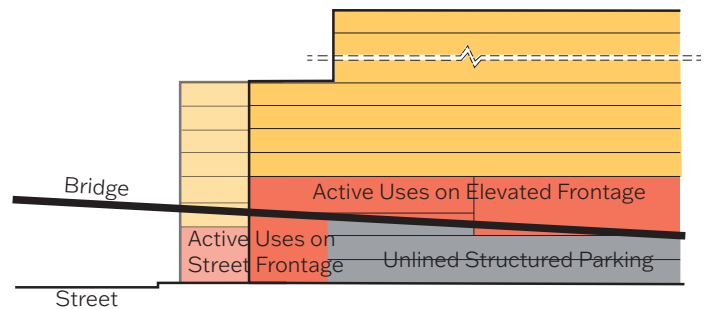
Specific to Waterside Drive frontages

The building façades shall be composed of a minimal, high-quality material palette, and those selected materials shall operate harmoniously at a human and pedestrian scale. Use of masonry is encouraged. These elevations shall be organized with a cohesive and continuous vertical rhythm of divisions along the entirety of the Waterside Drive frontage. This rhythm shall be defined by vertical articulations that consist of planar changes within the façade as well as vertically-proportioned openings.

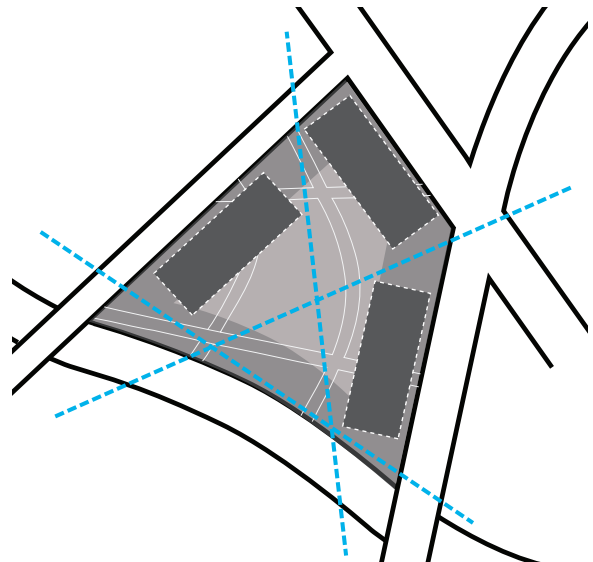


Specific to Parcel F

Above-ground vehicular parking structure is prohibited, except for when it is located below an active use on an elevated frontage (i.e., Korean Veterans Boulevard, Shelby Avenue, or the Major Pedestrian Thoroughfare), and lined on Waterside Drive, therefore physically screened from the public realm.



Pedestrian access and connections through Parcel F should be maximized. This includes high levels of site porosity, with meaningful connectivity from the Major Pedestrian Thoroughfare and Waterside Drive to bridge-level and below bridge-level public spaces, as well as through the parcel internally. Vertical connections between the bridge level and grade are encouraged.



Section II: Subdistrict Standards

East Bank: Building Regulations

TOWER STANDARDS

Any portion of a building above the building's required step-back, or all stories above the 7th floor for buildings without a step-back requirement.

E Step-back

Step-back after:

- Primary Streets No step-back required
- Secondary and Tertiary Streets Encouraged, but not required
- Major Pedestrian Thoroughfare After the 7th story

F Depth:

- All street frontages No step-back required
- Major Pedestrian Thoroughfare 15'

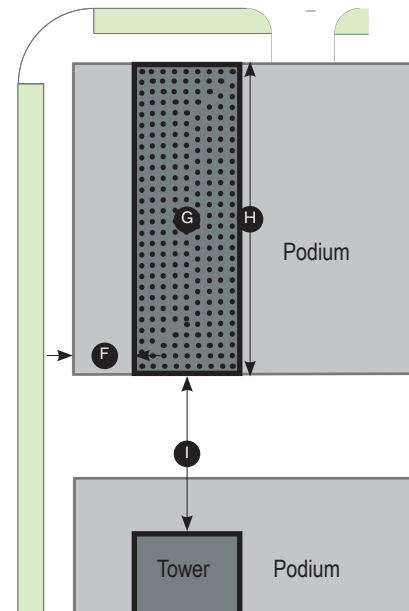
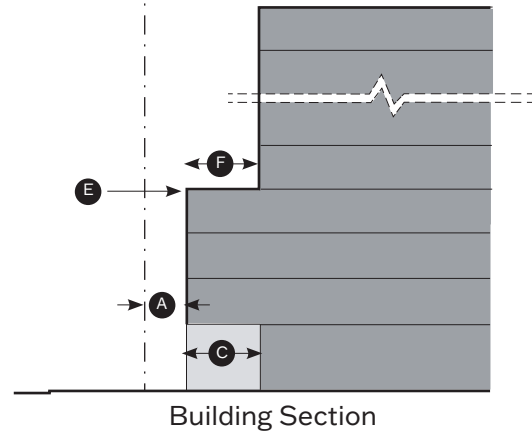
G Max. Floorplate 16,000 Square Feet

H Max. Facade Length 200'

I Tower Spacing 75' min.

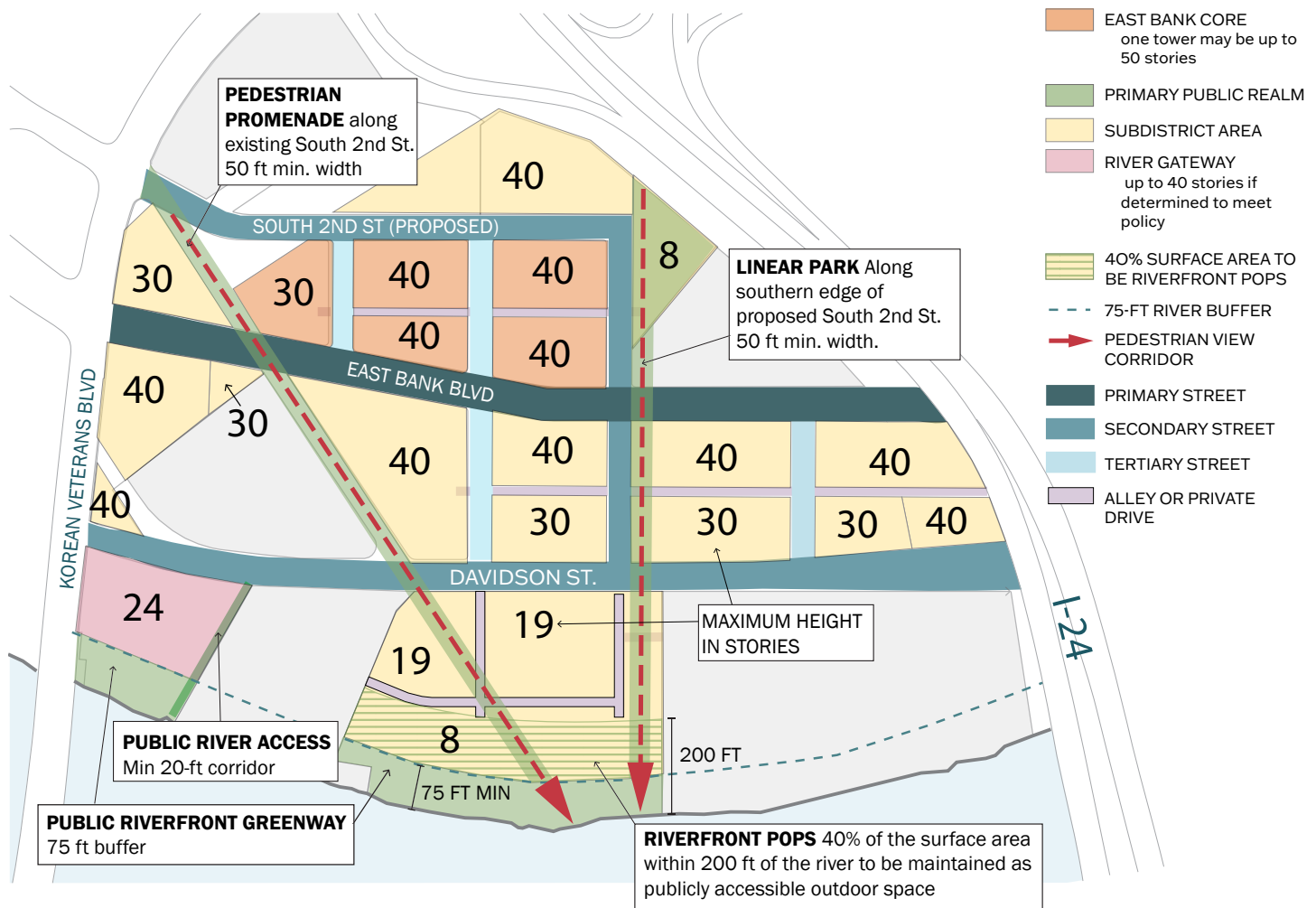
Placement & Orientation

- In order to preserve views of the Downtown skyline and the Cumberland River, tower floorplates shall maintain a ratio of between 1:1 and 3.3:1.
- The longest facade of a tower floorplate shall be oriented parallel to east-west streets or pedestrian corridors (including, but not limited to James Robertson Parkway, Main Street, Woodland Street, Korean Veterans Boulevard, Shelby Avenue, Victory Avenue, or the major pedestrian thoroughfare) for towers fronting these corridors.
- The tower floorplate ratio shall be computed by means of the smallest rectangle which will encompass the extreme limits of the floorplate's form.
- Tower floorplates that deviate from the tower floorplate ratio standards (such as office uses) may be approved via minor modification.
- Towers of significant height are encouraged to reduce their floorplate size or max. facade length at the tops of their form.



Section II: Subdistrict Standards

East Bend: Regulating Plan



The East Bend Subdistrict occupies a key stretch of the east bank of the Cumberland River, positioned between the Central Waterfront to the north and the Shelby Hills neighborhood to the south and east. While the area has long served industrial uses, it is planned to evolve into a vibrant, mixed-use urban riverfront district. The vision for East Bend emphasizes orientation and porosity to the river, safe and simple pedestrian and bike connectivity, human-scaled architecture, and compatibility with surrounding context.

A well-connected, high-quality public realm is central to the regulating plan for East Bend. A defined urban street grid supported by alleys for service access and back-of-house functions creates the structure for a safe, walkable urban fabric. This framework organizes development into compact blocks, supports multimodal mobility, and fosters safe, intuitive movement throughout the district.

PRE-DEFINED PUBLIC REALM

A central tenet of the urban framework for this neighborhood is a pre-defined public realm, composed of three primary elements—a 75-ft wide riparian greenway buffer, a 50-ft wide pedestrian promenade, and a 50-ft wide linear park—that orient the neighborhood and provide pedestrian view corridors to the river via publicly accessible pathways. Combined with a mix of active ground-floor uses, these features set the foundation for a lively and inclusive urban setting that reinforces East Bend as a welcoming extension of the broader East Bank.

Important Note: Land Use permissions for the East Bend district shall correspond with the East Land Use area as outlined in Section III: Uses on p.65

Section II: Subdistrict Standards

East Bend: General Regulations

PREDEFINED PUBLIC REALM

LOCATION AND MIN. SIZE

See Diagram C

Publicly accessible outdoor spaces, adhering to the outdoor space standards in the DTC Section IV: General Standards, are required in the approximate location size defined in Diagram C and character described in the *East Bend Public Realm Design Framework*. This includes the following Predefined Public Realm elements:

1. A 75-ft minimum, Public Riverfront Greenway easement, measured from the floodway;
2. A 50-ft wide Pedestrian Promenade along the existing South 2nd Street right of way from its intersection at KVB to the river;
3. A Linear Park, minimum of 50-ft wide, from I-24 to the river (per Diagram C) that serve as pedestrian view corridors from the neighborhood to the river;
4. For development within 200 ft of the floodway, excluding the 75 ft riparian buffer, 40% of the surface area shall be preserved as publicly accessible outdoor space;
5. And, a 20-ft wide public pedestrian access corridor from Davidson St to the river shall be provided on the parcel at Davidson St, KVB, and the river.

All outdoor space types are permitted within the subdistrict, provided they meet the standards in DTC Section IV.

West of Davidson St, it may be appropriate for the linear character of the Promenade or the Linear Park to visually terminate on a civic structure or space, so long as a publicly accessible physical connection to the river remains intact.

STREETS AND CONNECTIVITY

Where property is adjacent to a viaduct or elevated roadway, other than the Interstate, development shall provide a publicly accessible and ADA compliant vertical connection from the viaduct level to the ground plane.

FUTURE STREETS PLAN

See Diagram D

Improvements to the sidewalk corridor shall meet the DTC General Standards, the Major and Collector Street Plan, the East Bank Streetscape Design Guidelines, the *Imagine East Bank* vision plan, and the Guidance for East Bank Complete Streets.

Compliance with NDOT Best Practices Curbside Management document should be followed, especially regarding the design, implementation and enforcement of short-term loading (goods movements), passenger access, metered parking, etc.

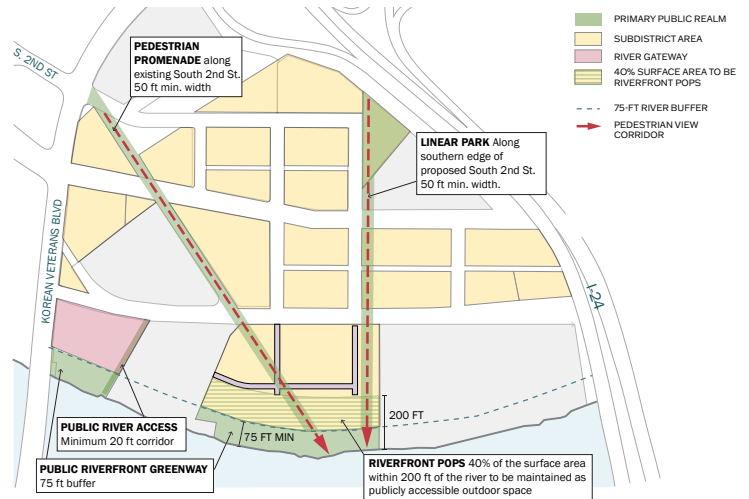


Diagram C: Predefined Public Realm Plan

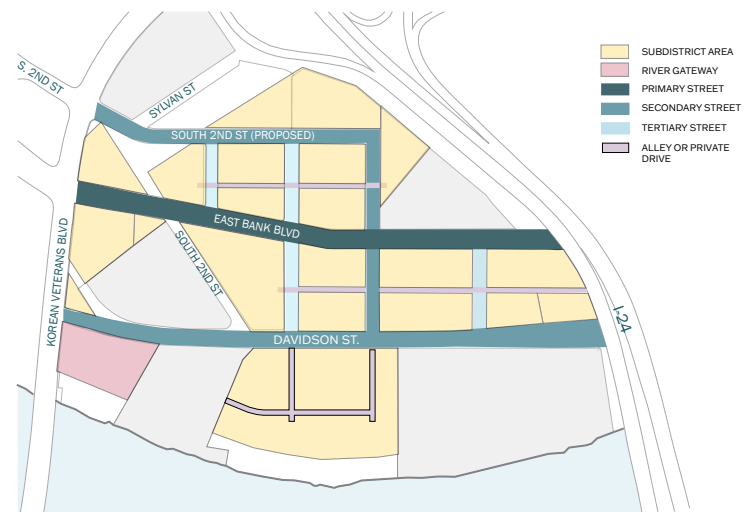


Diagram D: Future Streets Plan

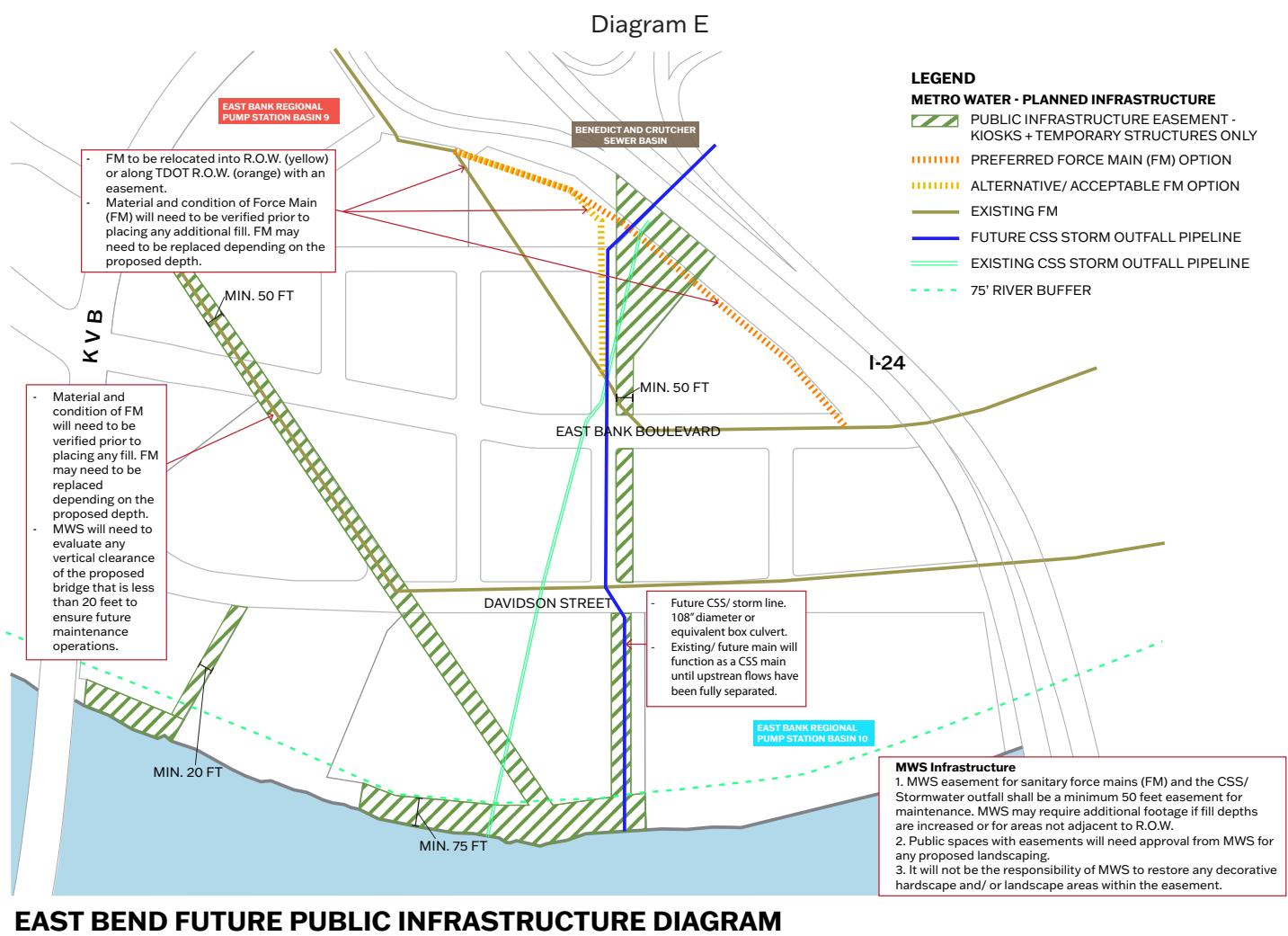
Section II: Subdistrict Standards

East Bend: General Regulations

FUTURE STREETS & INFRASTRUCTURE

Future Streets Plan: Diagram D;

Public Realm & Infrastructure Plan: Diagram E



EAST BEND FUTURE PUBLIC INFRASTRUCTURE DIAGRAM

Most of the Downtown Code (DTC) area benefits from a fully built-out network of streets and public utilities. In contrast, the East Bend Subdistrict will require the establishment of new infrastructure systems to support its future development. This includes the coordinated design of streets, stormwater facilities, and sanitary sewer service.

The streets shall be designed and constructed in accordance with the East Bend Future Streets Plan. This network includes mid-block alleys that provide access for loading, utilities, and other back-of-house functions. The alleys are intended to keep service operations away from primary public frontages, helping create a safe, comfortable, and pedestrian-oriented street environment.

The East Bend Public Realm and Infrastructure Plan identifies the preferred locations and easement needs for future stormwater and sewer infrastructure. These systems should be placed within future rights-of-way consistent with the Future Streets Plan or situated within or adjacent to publicly accessible open spaces in a manner that maintains access, visibility, and long-term maintenance capability.

All projects shall comply with Metro's guiding documents adopted policies and coordinate with the appropriate departments, including NDOT and Metro Water Services.

Section II: Subdistrict Standards

East Bend: Building Regulations

PODIUM STANDARDS

MAXIMUM PODIUM HEIGHT ABOVE GRADE

- Eight stories for parcels east of Davidson St.
- Six stories between Davidson St. and the river, excluding development west of Davidson St. at KVB.
- For development between Davidson St. and the river at KVB, the top of the podium shall meet the elevation of KVB, and may be up to two stories above the elevation of KVB.

A ALLOWED FRONTAGE TYPES WITH REQUIRED BUILD-TO ZONE

Primary Street

- Storefront frontage 0'-10'

Secondary Street

- Storefront frontage 0-15'
- Stoop frontage 5'-10'
- Porch Frontage 10'-15'

Tertiary Street

- Storefront frontage 0'-15'
- Stoop frontage 5'-10'
- Porch Frontage 10'-15'

Predefined Public Realm

- Storefront frontage 5'-20'
- Stoop frontage 5'-10'
- Porch Frontage 10'-15'

*Civic frontages are allowed and encouraged in this subdistrict. See page 80 for details on the associated standards.

B PODIUM FACADE LENGTH

The maximum facade length within the build-to zone is 270 feet.

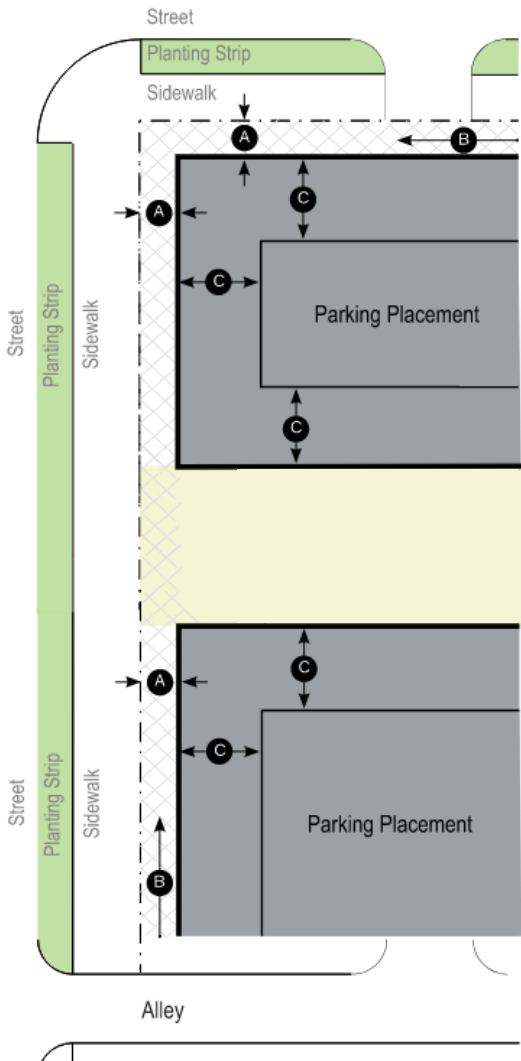
FACADE ARTICULATION

Façade divisions are elements that articulate a large facade, providing a noticeable sense of modulation, hierarchy, rhythm, and interest. Façades greater than 20 ft shall be articulated at regular intervals, per the delineations below:

- Primary divisions: 20-60 ft
- Secondary divisions: 5-30 ft

Articulation Strategies

- Massing shifts
- Multiple façade systems
- Volumetric façade articulation
- Building structure articulation
- Façade depth changes
- Fins and shade elements



Section II: Subdistrict Standards

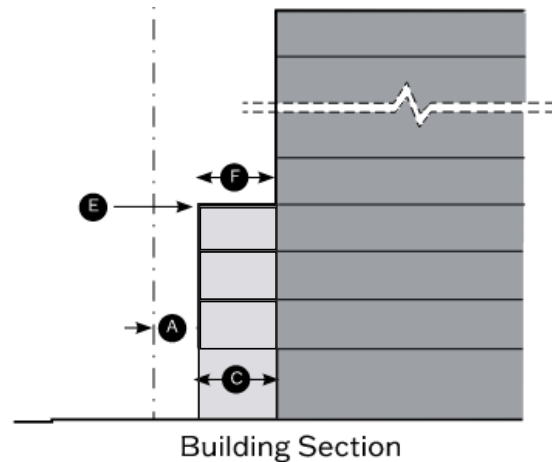
East Bend: Building Regulations

FACADE WIDTH AS % OF LOT FRONTAGE

Primary Street	80% min/90% max
Secondary Street and major pedestrian thoroughfare	70% min/90% max
Tertiary Street and outdoor space	60% min/90% max

C Min. Building Depth

A habitable (conditioned) liner – with a minimum of 15' from building facade – is required for all sides and levels of an above-ground vehicular parking structure facing public streets, outdoor spaces, or the riverfront, with exceptions for structured parking adjacent to- and completely underneath an elevated viaduct (KVB or I-24) and office uses per the Structured Parking section.



TOWER STANDARDS

E F Any portion of a building above the maximum podium height

Step-back

No step-back is required in this district for all frontages.

Maximum number of towers two per block face

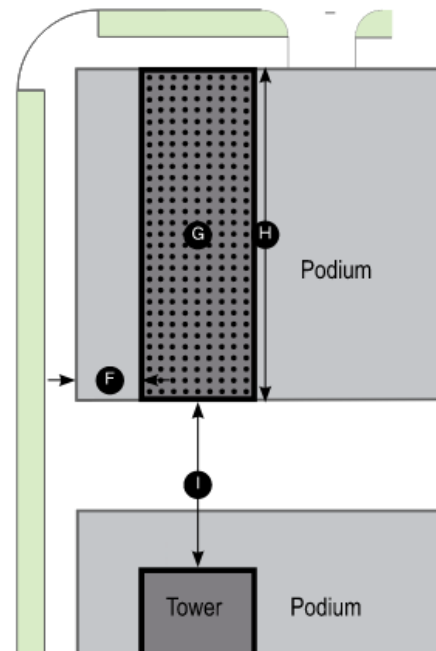
G **Maximum Tower Floorplate** 18,000 sq. ft.

Additional floorplates exceeding 18,000 sq. ft. may be permitted via modification, provided all other design requirements are met. Only one tower exceeding 18,000 sq. ft. is permitted per block.

Office Uses: Up to three office towers may be eligible to extend floorplates up to 26,000 sq. ft., limited to one office tower per block.

H **Maximum Tower Facade Length** 200'

I **Minimum Tower Spacing** 75'
Lesser separation may be appropriate across street and open space widths.



Building Plan

PLACEMENT AND ORIENTATION

For property adjacent to I-24, towers shall be oriented a minimum of 35 degrees off-parallel to I-24 to ensure visual porosity to the neighborhood.

To preserve pedestrian viewsheds of the Downtown Skyline and the Cumberland River:

- Towers shall not be oriented to obstruct views of the river or to impede primary pedestrian view corridors as depicted in the Regulating Plan for this subdistrict.
- Towers shall be oriented generally perpendicular to the river, for property between Davidson St and the river.