



PLANS REQUIRED TO DEMONSTRATE ZONING COMPLIANCE

METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY



Plans must provide enough information for the Zoning Examiner to verify that the proposed project complies with applicable zoning requirements. Not every item will apply to every project.

1 SITE PLAN

Show applicable site-related zoning requirements, including:

- ☐ Property lines and lot dimensions
- ☐ All adjacent streets and alleys, clearly identified and labeled
- ☐ Existing and proposed structures
- ☐ Building footprints and dimensions
- ☐ Porches, decks, patios, steps and similar improvements
- ☐ Accessory structures, including location, dimensions, and size
- ☐ Distance from structures and improvements to property lines
- ☐ Required front, side and rear setbacks
- ☐ Easements
- ☐ Driveways and access points
- ☐ **Parking spaces, including:**
 - Space dimensions
 - Parking angle
 - Drive aisle widths
 - Direction of traffic flow (arrows)
 - Total number of spaces and layout
- ☐ Loading areas, when required
- ☐ Sidewalks and pedestrian connections, when required
- ☐ Required landscape buffer yards, including location and dimensions
- ☐ Dumpster/refuse locations, when applicable
- ☐ Fences and walls, when relevant to zoning compliance
- ☐ Outdoor storage or activity areas, when applicable
- ☐ Required open space, when applicable
- ☐ Applicable site calculations, such as lot coverage, impervious surface, density, parking or open space



2 FLOOR PLANS

COMMERCIAL

A detailed floor plan is generally only necessary for zoning review when an applicable zoning standard or permitted-with-conditions requirement limits the location, size or area of a use.

- ☐ Location of the applicable use or activity within the building
- ☐ Dimensions and square footage of the area subject to the zoning requirement
- ☐ Different use areas when necessary to demonstrate compliance
- ☐ Applicable calculations needed to demonstrate compliance with the zoning requirement



RESIDENTIAL

Provide a floor plan that clearly shows:

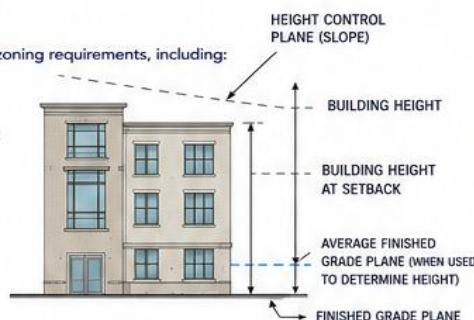
- ☐ Overall building dimensions
- ☐ Each room or area clearly labeled by its intended use
- ☐ Number and location of dwelling units, when applicable
- ☐ Garages and other attached areas
- ☐ Accessory areas or uses, when applicable



3 BUILDING ELEVATIONS

Show applicable vertical and exterior zoning requirements, including:

- ☐ Building height
- ☐ Building height at the required setback
- ☐ Number of stories
- ☐ Finished grade plane
- ☐ Average finished grade plane, when used to determine building height



- ☐ Roof form and **roof pitch**
- ☐ Roof form and highest point of the structure
- ☐ Height control plane, including the required slope
- ☐ Required setbacks or upper-story setbacks
- ☐ Exterior building materials, when regulated
- ☐ Glazing, including applicable percentage calculations when regulated
- ☐ Building entrances when their location or orientation is regulated
- ☐ Other façade or architectural requirements necessary to demonstrate zoning compliance



WHEN TITLE 17 ESTABLISHES A DIMENSIONAL, PERCENTAGE, AREA OR OTHER MEASURABLE REQUIREMENT, SHOW THE APPLICABLE DIMENSIONS OR CALCULATIONS ON THE DRAWING WHERE COMPLIANCE IS BEING DEMONSTRATED.



QUESTIONS RELATED TO THE ZONING CODE OR PLAN REQUIREMENTS?
Contact the Zoning Help Desk: zoninghelpdesk@nashville.gov

Thank you for providing complete and accurate plans to help us review your project efficiently.