

Metro Maps



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What Does My Zoning Allow?

- Basic guide to zoning in Davidson County
- Basic guide to the rezoning process

Land development and planning requirements are included in Title 17 of the Metropolitan Code. The Planning Commission makes recommendations to the Metropolitan Council on all zone changes within Nashville and Davidson County, and the Council has final approval. Community members have opportunities for input on the underlying land use policies as those policies are being set during the community planning process; both the Planning Commission and the Metropolitan Council hold public hearings on individual zone changes.

Zoning classifications

Agricultural

- AG (agricultural, requiring a minimum lot size of 5 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)
- AR2a (agricultural, requiring a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes)

Single-family residential

- RS80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single-family dwellings)
- RS40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single-family dwellings)
- RS30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single-family dwellings)
- RS20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single-family dwellings)
- RS15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single-family dwellings)
- RS10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single-family dwellings)
- RS7.5 (medium density residential, requiring a minimum 7,500 square foot lot and intended for single-family dwellings)
- RS5 (medium density residential, requiring a minimum 5,000 square foot lot and intended for single-family dwellings)
- RS3.75 (medium density residential, requiring a minimum 3,750 square foot lot and intended for single-family dwellings)

Single-family and duplex residential

- R80 (low density residential, requiring a minimum 80,000 square foot lot and intended for single and two-family dwellings)
- R40 (low density residential, requiring a minimum 40,000 square foot lot and intended for single and two-family dwellings)
- R30 (low density residential, requiring a minimum 30,000 square foot lot and intended for single and two-family dwellings)
- R20 (low-medium density residential, requiring a minimum 20,000 square foot lot and intended for single and two-family dwellings)
- R15 (low-medium density residential, requiring a minimum 15,000 square foot lot and intended for single and two-family dwellings)
- R10 (low-medium density residential, requiring a minimum 10,000 square foot lot and intended for single and two-family dwellings)
- R8 (medium density residential, requiring a minimum 8,000 square foot lot and intended for single and two-family dwellings)
- R6 (medium density residential, requiring a minimum 6,000 square foot lot and intended for single and two-family dwellings)

Multi-family residential

- RM2 (low density residential, intended for multi-family dwellings at 2 units per acre)
- RM4 (low-medium density residential, intended for multi-family dwellings at 4 units per acre)
- RM6 (medium density residential, intended for multi-family dwellings at 6 units per acre)
- RM9, RM-9A* (medium density residential, intended for multi-family dwellings at 9 units per acre)
- RM15 (medium-high density residential, intended for multi-family dwellings at 15 units per acre)
- RM20 (medium-high density residential, intended for multi-family dwellings at 20 units per acre)
- RM40, RM40-A* (high density residential, intended for multi-family dwellings at 40 units per acre)
- RM60, RM60-A* (high density residential, intended for multi-family dwellings at 60 units per acre)
- RM80-A* (high density residential, intended for multi-family dwellings at 80 units per acre)
- RM100-A* (high density residential, intended for multi-family dwellings at 100 units per acre)

*Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods. Uses and density are identical to their companion districts.

Mobile Home Park

- MHP (Mobile Home Park, requiring a minimum 2 acre lot size and intended for mobile homes at 9 units per acre)

Mixed-Use

- MUN, MUN-A* (Mixed Use Neighborhood, intended for a low intensity mixture of residential, retail, and office uses)
- MUL, MUL-A* (Mixed Use Limited, intended for a moderate intensity mixture of residential, retail, and office uses)
- MUG, MUG-A* (Mixed Use General, intended for a moderately high intensity mixture of residential, retail, and office uses)
- MUI, MUI-A* (Mixed Use Intensive, intended for a high intensity mixture of residential, retail, and office uses)

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Office & Residential

- OR20, OR20-A* (office and residential, intended for office and/or residential multi-family uses up to 20 dwelling units per acre)
- OR40, OR40-A* (office and residential, intended for office and/or residential multi-family uses up to 40 dwelling units per acre)
- ORI, ORI-A* (Office and Residential Intensive, intended for high intensity office and/or residential multi-family uses with limited retail)

*Districts labeled -A are alternative zoning districts which require building placement and bulk standards designed to create walkable neighborhoods. Uses and density are identical to their companion districts.

Office

- ON (Office Neighborhood, intended for low intensity office uses)
- OL (Office Limited, intended for moderate intensity office uses)
- OG (Office General, intended for moderately high intensity office uses)

Commercial

- CN (Commercial Neighborhood, intended for very low intensity retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- CL (Commercial Limited, intended for retail, consumer service, financial, restaurant, and office uses)
- CS (Commercial Service, intended for a wide range of commercial service related uses including low intensity manufacturing and storage facilities)
- CA (Commercial Attraction, intended for a wide range of amusement, recreational, and retail support uses typically associated with the tourist industry)
- CF (Core Frame, intended for a wide range of parking and commercial service support uses for the central business district)
- DTC (Downtown Code zoning district found only in Downtown Nashville, intended for a broad range of residential and non-residential activities with an emphasis on urban design - the relationship between the street, building and open space for efficient land use, increased transit and the creation of vibrant and safe pedestrian streetscapes)

Shopping Centers

- SCN (Shopping Center Neighborhood, intended for a limited range of retail, office, and consumer service uses which provide for the recurring shopping needs of nearby residential areas)
- SCC (Shopping Center Community, intended for moderate intensity retail, office, and consumer service uses for a wide market area)
- SCR (Shopping Center Regional, intended for high intensity retail, office, and consumer service uses for a regional market area)

Industrial

- IWD (Industrial Warehousing/Distribution, intended for a wide range of warehousing, wholesaling, and bulk distribution uses)
- IR (Industrial Restrictive, intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures)
- IG (Industrial General, intended for a wide range of intensive manufacturing uses)

Specific Plan (SP) Zoning and Overlays

In October 2005, the Metropolitan Council adopted a resolution establishing “Specific Plan District,” generally known as “SP,” zoning. SP refers to a new type of base zoning district, not an overlay, which is not subject to traditional zoning districts’ development standards. Under an SP zoning, design standards are established for that specific development and are written into the zone change ordinance. Developers who use SP zoning must still follow historic and redevelopment guidelines, subdivision and stormwater regulations, and the goals and objectives of the General Plan.

The original resolution which established SP zoning includes a detailed description of SP zoning policy, and the accompanying fact sheet outlines the concept and process.

The Urban Design Overlay, or “UDO,” defines a specific area and sets design standards for its development.

The Institutional Overlay provides development rules for specific areas but, unlike UDOs, institutional overlays work in cooperation with that area’s existing residential zoning.

- Detailed descriptions of UDOs and their effects
- Examples of institutional overlays