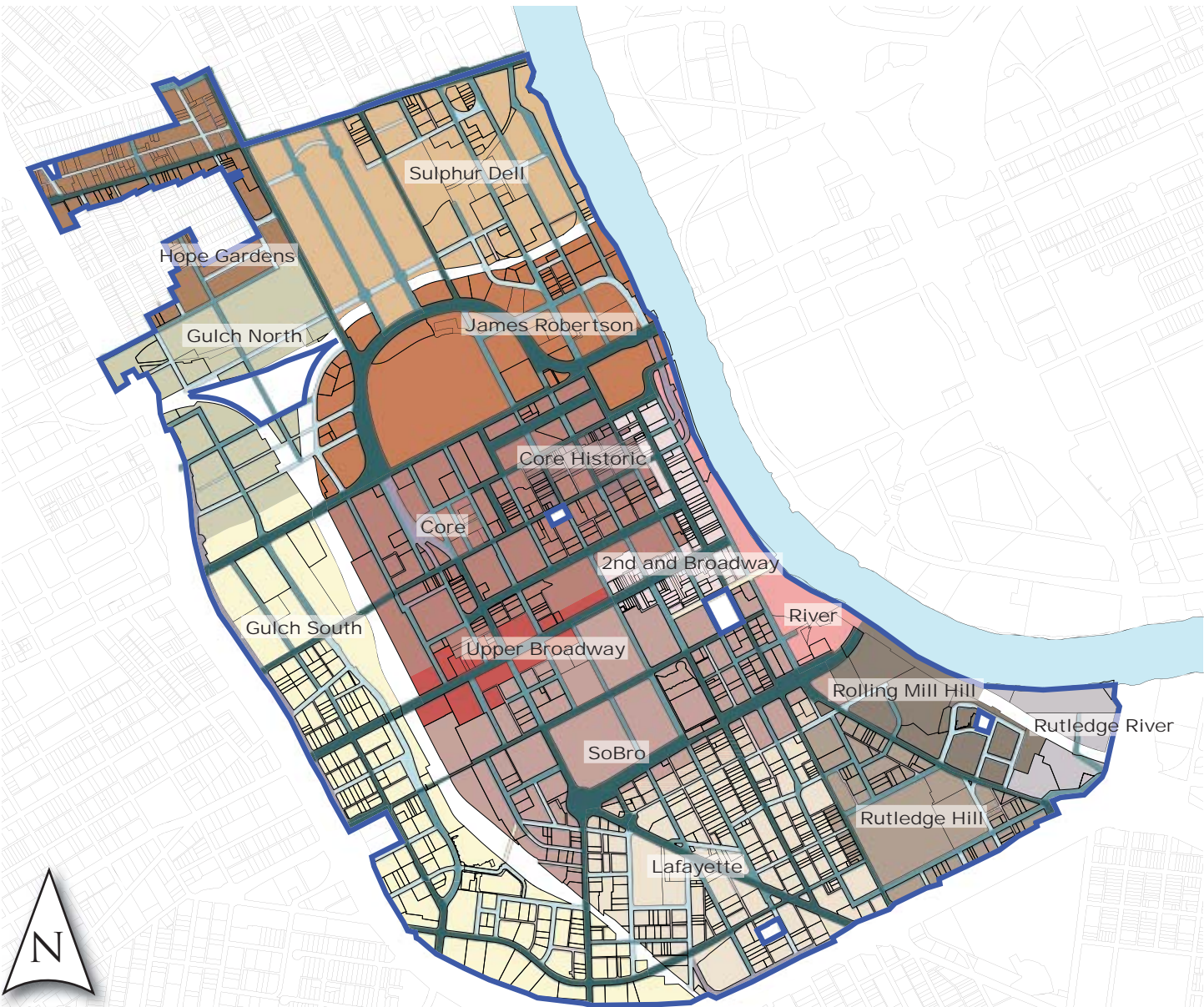


















Section I: Introduction

DTC Regulating Plan: Subdistrict Boundaries



Legend

| | | | |
|--|---|--|--|
|  James Robertson Subdistrict - page 18 |  Upper Broadway Subdistrict - page 26 |  Lafayette Subdistrict - page 38 |  Gulch North Subdistrict - page 46 |
|  Core Subdistrict - page 20 |  SoBro Subdistrict - page 34 |  Rutledge Hill Subdistrict - page 40 |  Hope Gardens Subdistrict - page 50 |
|  Core Historic Subdistrict - page 22 |  River Subdistrict - page 32 |  Rutledge River Subdistrict - page 44 |  Sulphur Dell Subdistrict - page 52 |
|  2nd and Broadway Subdistrict - page 28 |  Rolling Mill Hill Subdistrict - page 42 |  Gulch South Subdistrict - page 48 |  DTC Boundary |

Section I: Introduction

Application of the DTC: How to Use this Document

How to Use this Document

The Downtown Code is organized by Subdistricts and Street Types, as identified on the Regulating Plan.

To determine the standards which apply to a particular property:

- On the Regulating Plan, identify the Subdistrict in which the property is located and on what type of street(s) it fronts.
- Consult the Building Regulations for development standards relevant to the Subdistrict.
- Consult the Use Table for uses allowed in each Area.
- Consult the General Standards section for guidance on development standards for all Subdistricts.

Subdistricts and Areas

- Downtown Nashville consists of numerous neighborhoods with unique character. The development standards for the DTC are organized by Subdistricts, which establish

the zoning of each neighborhood to create or maintain the envisioned character.

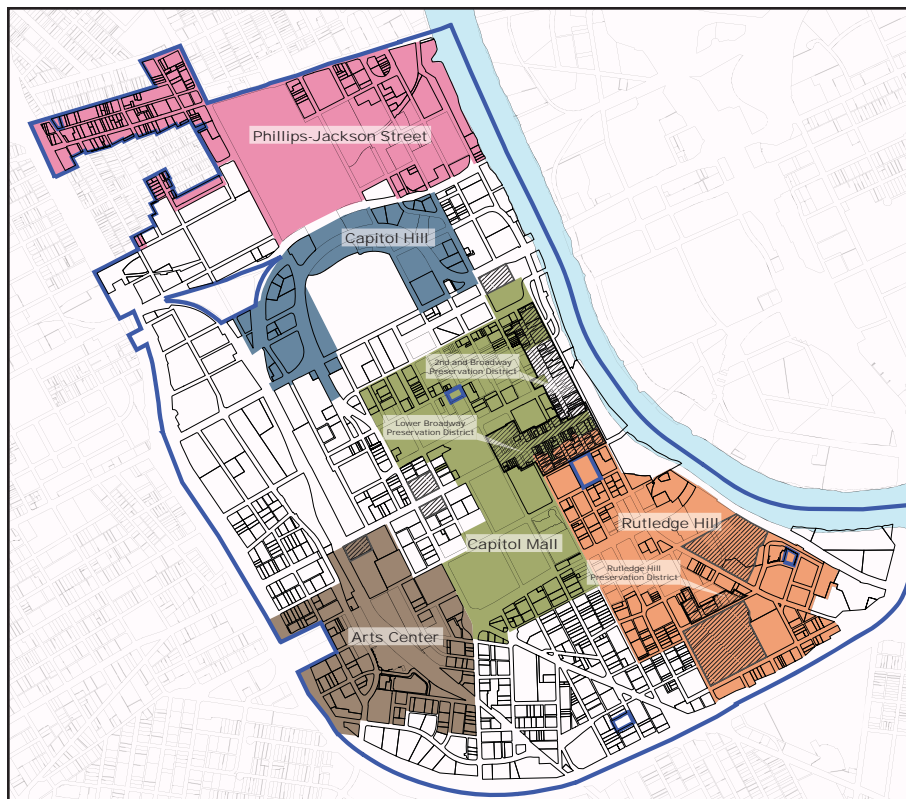
- The DTC is divided into 4 Areas (North, South, West and Central), which establish the allowed uses.
- The DTC includes General Standards that apply to all Subdistricts.

Regulating Plan

- The Regulating Plan is the official zoning map of the DTC. The Subdistrict boundaries are shown on the series of maps which comprise the Regulating Plan.

Overlapping Plans

Within the area governed by the DTC, there exist other regulations and design guidelines intended to work in conjunction with the DTC. The DTC does not exempt development from complying with the regulations of other Federal, State, and Local departments and agencies. These departments and agencies should be contacted during the development process to address their rules, regulations and policies.



MDHA redevelopment districts and Historic overlays at the time of adoption of the DTC.

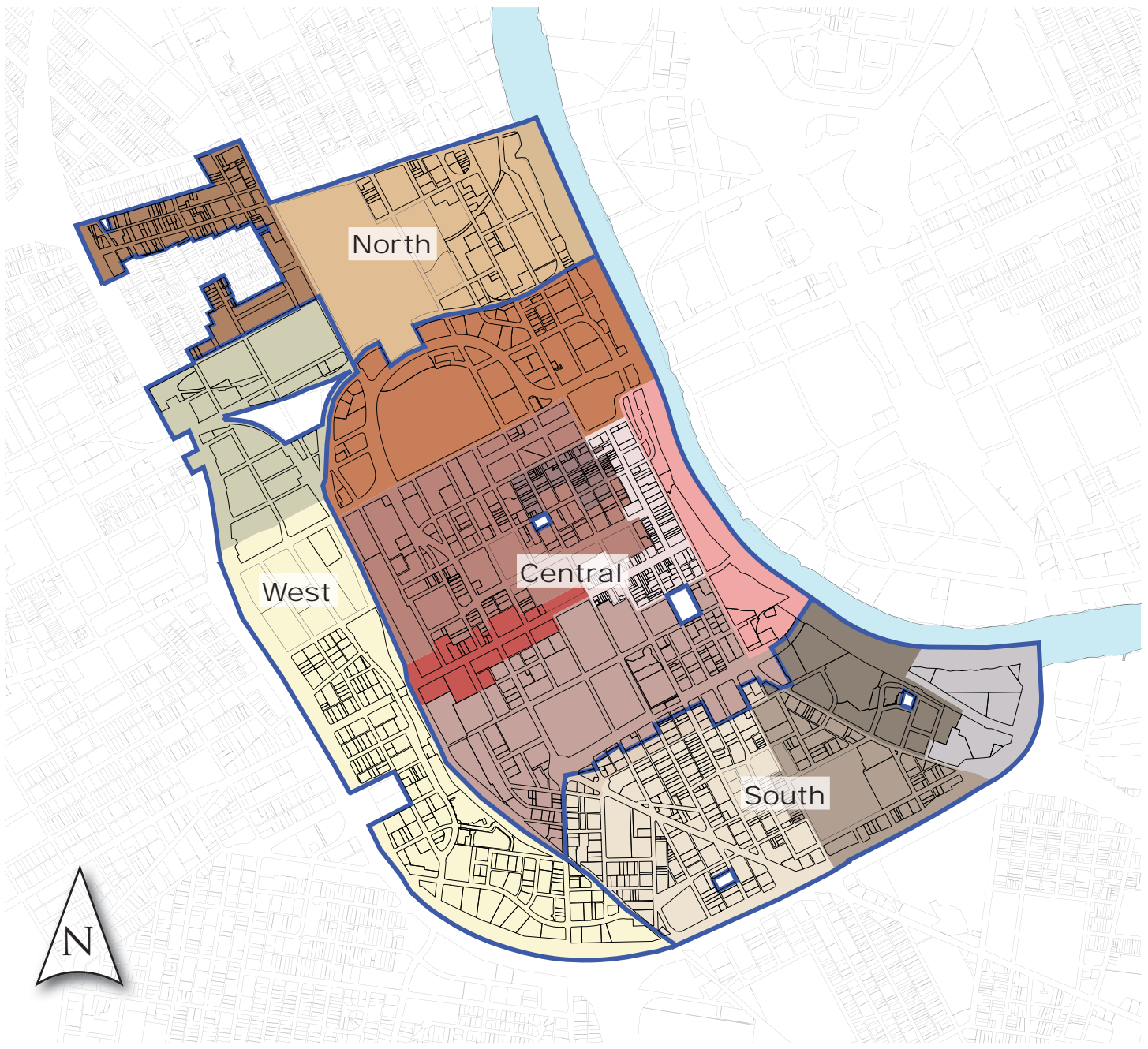
Section III: Uses

Use Areas

Land uses within the DTC are determined by Area – Central, South, West, and North. To create a sustainable and mixed-used Downtown, the form-based zoning of each subdistrict regulates the shape, scale, and placement of the buildings, and allows a variety of uses.

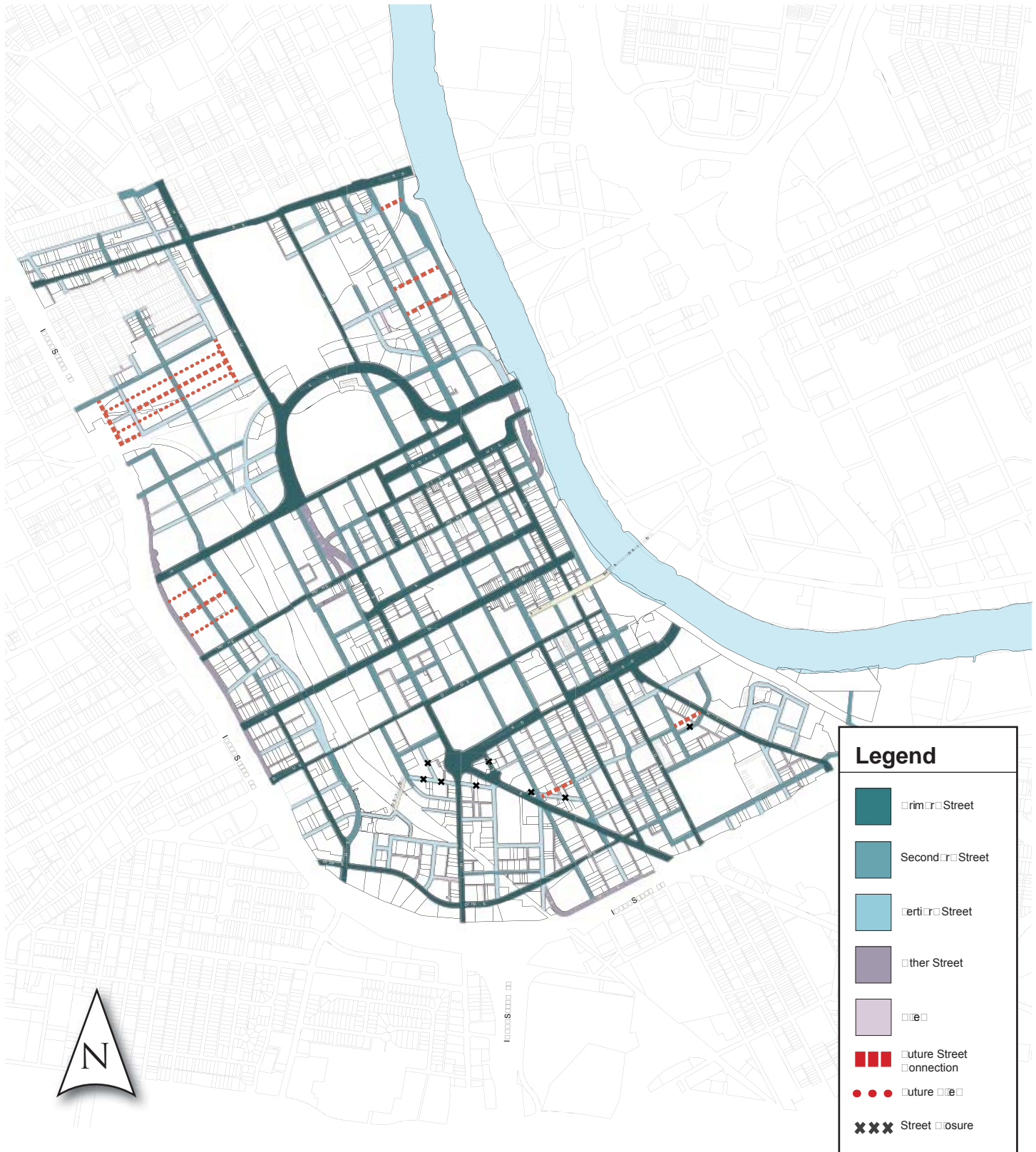
Uses Area boundaries are the same as Subdistrict boundaries. To determine the allowed land uses, locate the property on the Area Plan, and refer to the Area column on the Land Use Chart for the allowed uses.

Uses Permitted with Conditions or Permitted by Special Exceptions or Accessory shall follow the standards of Chapter 17.16. If standards within Chapter 17.16 and the DTC conflict, the stricter shall apply.



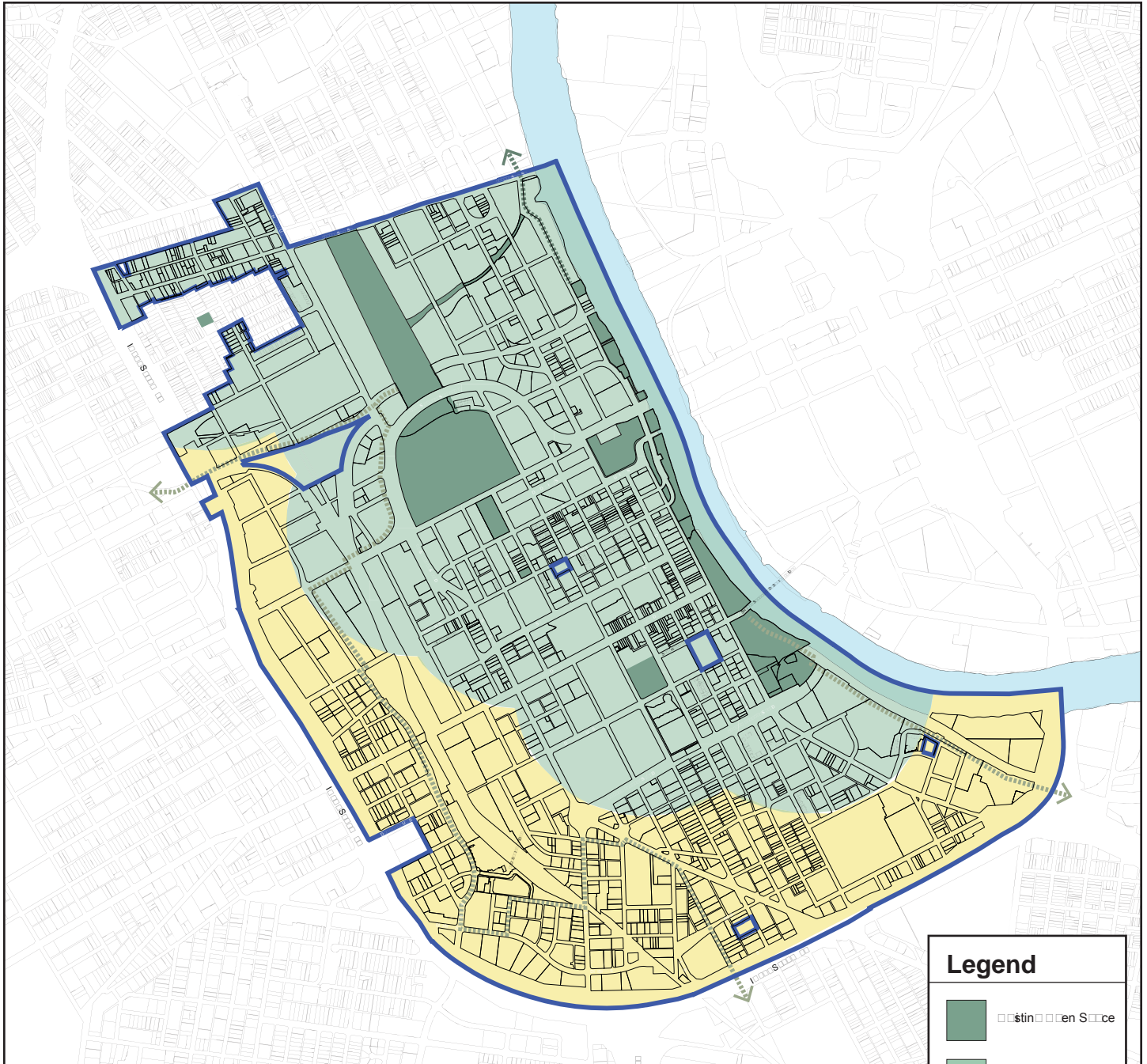
Section I: General Standards

Future Streets Plan



Section I: General Standards

Open Space Plan

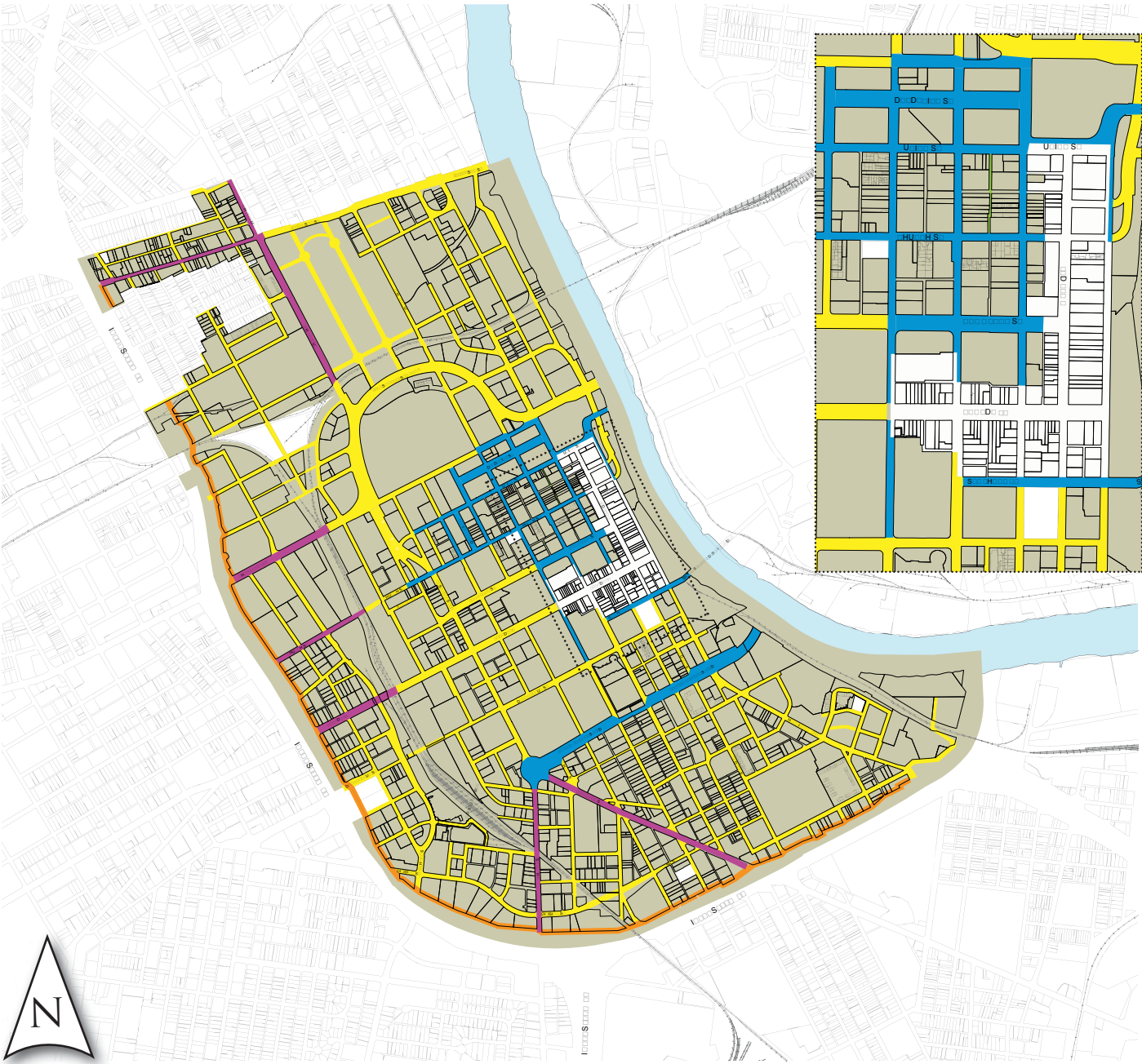


Legend






- Existing Open Space
- Area within one mile of Existing Open Space
- Area with Open Space Deficiency
- Existing Urban Greenway
- Future Urban Greenway
- District Boundary

Section 1: Sign Standards

Signs: Street Names for Sign Standards



Legend

| | | | |
|---|---------------------|---|---------------------|
|  | Transitional Street |  | Interstate |
|  | Pedestrian Street |  | Intersect |
|  | New Street |  | Historic Properties |

- New streets that are not in existence as of the adoption of this ordinance shall be categorized as Transitional Streets.
- Properties within an Historic Zoning Overlay and/or with SP zoning are not subject to the sign standards of DTC zoning.