

ULI POWER HOUR
WHAT DOES A DADU DO?
SEPT 2, 2021

Detached Accessory Dwelling Units
More Housing Choices

BACKGROUND

- Nashville is growing, but options for housing are limited:
 - Single Family home prices are increasingly out of reach for many occupations
 - Fastest growing demographics are young singles and aging baby boomers
 - Most new housing being built is large because of land cost
 - Many neighborhood have downzoned to RS zoning, preventing duplexes and DADUs



RS Zoning prevents bad duplexes like this, but also DADU's

DADU

- Limited to 700 square feet of living space
- Maximum height of 27 feet
- Only allowed where there is alley access or a lot of at least 10,000 square feet
- Have to be subservient to main house
- Same owner for both structures
- Owner has to live in one of the structures
- Now possible in RS with DADU Overlay

DADU

New Communities
along alleyways



HOW DADU ADDRESSES ISSUES

- Provides smaller units at more attainable rents
- Can provide additional income so older homeowners can age in place despite gentrification
- Provides an alternative to multifamily that some renters desire

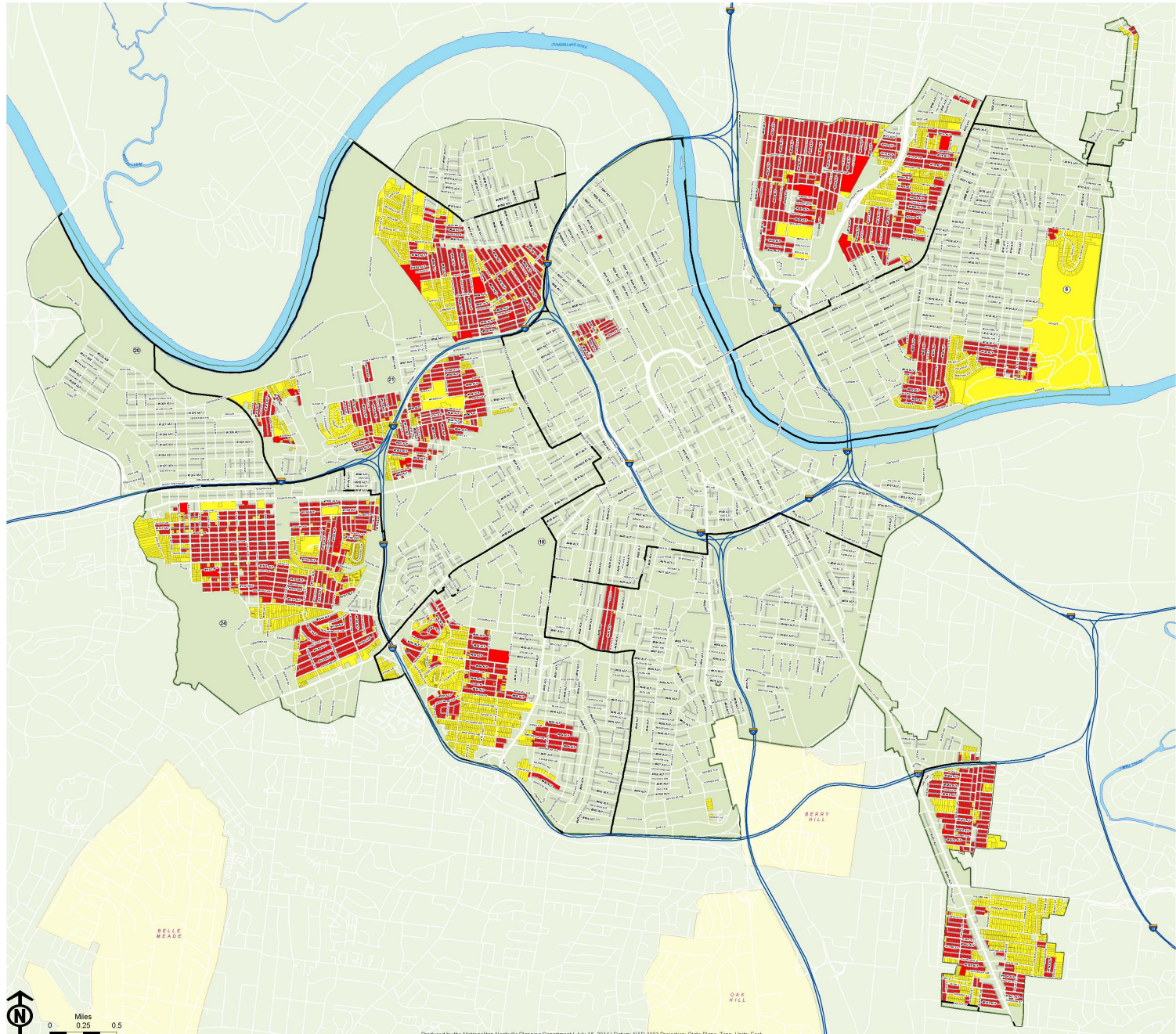


UZO Boundary and RS Base Zoned Property



■ RS Zoned Property in UZO with Alley Access ■ RS Zoned Property in UZO □ 2011 Council Districts — Improved Alleys ■ Urban Zoning Overlay

WHERE
IS A
DADU
ALLOWED?



WHAT IS AN OVERLAY?

- Adds characteristics to an area that are not otherwise covered by the zoning code
- Applied as change to the zoning map for a specific area
- Does not change the underlying base zoning
- Requires a council process
- Currently 12 types

TYPES OF OVERLAYS

- Planned Unit Development
- Historic
- Greenway
- Floodplain
- Airport
- Adult Entertainment
- Urban Design

MORE TYPES OF OVERLAYS

- Institutional
- Impact Overlay
- Neighborhood Landmark
- Urban Zoning
- Contextual Design
- Residential Accessory Structure

HOW IS AN OVERLAY APPLIED?

- Neighborhood or Councilmember start process
- Community Engagement
- Bill filed by councilmember
- Red and white signs and letters mailed
- Planning Commission Public hearing
- Council Public Hearing
- Three votes before council

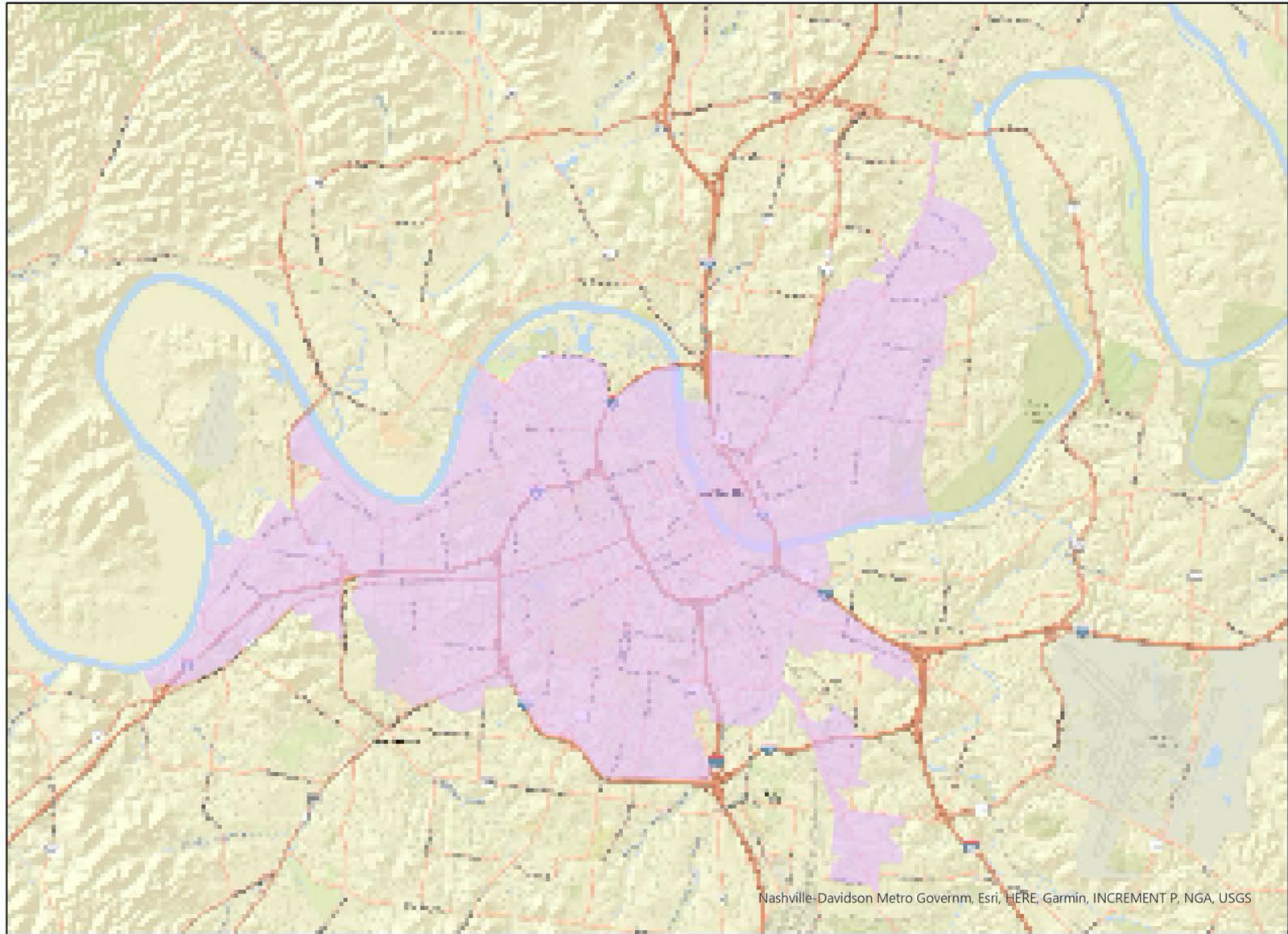
WHAT DOES BL2021-620 DO?

- Adds DADU to the types of overlays that exist
- Uses Existing DADU guidelines
- Requires 30 contiguous properties to initiate
- Includes whole blocks to prevent shared lot lines with properties not in the overlay
- Does not allow Short Term Rental
- Available only in the Urban Zoning Overlay

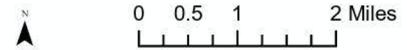
HOW WOULD A DADU OVERLAY BE APPLIED?

- Same Council process as for historic, UDO, or contextual design overlay
- Would allow zoning districts that otherwise cannot have DADUs to include where other requirements are met

WHERE COULD DADU OVERLAY GO?



Urban Zoning Overlay



17.08.030 - District land use tables.

Key: P-Permitted PC-Permitted w/conditions* SE-Special exception* A-Accessory* O-Overlay	RS80 through RS3.75	R80 through R6	RM2 through RM20-A	RM40 through RM100-A
Residential Uses:				
Single-family	P	P	P	P
Two-family		PC	P	P
Multifamily			P	P
Mobile home dwelling				
Accessory apartment	A	A		

	RS80 through RS3.75	R80 through R6	RM2 through RM20-A	RM40 through RM100-A
Accessory dwelling, detached	O	PC	PC	PC
Boarding house			P	P
Consignment sale	PC	PC	PC	PC
Domesticated hens	A	A		
Garage sale	A	A	A	A
Historic bed and breakfast homestay	O	O	O	O
Historic home events	SE	SE	SE	SE
Home occupation	A	A	A	A

CONCERNS

- Developers will use this so they can add density in RS areas.
- DADU would be built for Short Term Rental
- DADUs can later be called duplexes, then torn down and replaced with full size duplexes.
- This will attract rental.
- This will increase home occupation uses.

SOLUTIONS

- Developers will use this so they can add density in RS areas.
- Amendment requires that overlay includes a minimum of 30 contiguous lots.

SOLUTIONS

- DADUs would be built for Short Term Rental
- BL2021-620 specifically prohibits issuing new STRP permits for DADUs in overlay

SOLUTION

- DADUs can later be called duplexes and then torn down and replaced with full size duplexes.
- DADUs require a building permit and covenant that includes all restrictions:
 - Maximum size of 700 square feet
 - Has to be subservient to principal house
 - Owner has to live on site
 - Lot can't be subdivided

SOLUTION

- This will increase home occupation use.
- Home occupation regulations do not require an additional structure, and DADU requirements are more strict than building a simple outbuilding for someone to work in.

NEXT STEPS

- Create template for good neighborhood process
- Neighbors interested work with council member to start process
- Housing choices increase

QUESTIONS?

- Burkley.Allen@nashville.gov
- Sean.Parker@nashville.gov
- Ginny.Welsch@nashville.gov
- Freddie.OConnell@nashville.gov
- Brett.Withers@nashville.gov
- Burkley.Allen@nashville.gov
- Brandon.Taylor@nashville.gov