

GOALS OF DADU



INCREASE DENSITY within existing developed areas to avoid sprawl and take advantage of existing infrastructure

PROVIDE A VARIETY OF HOUSING STOCK to ensure a variety of housing price points and diversity

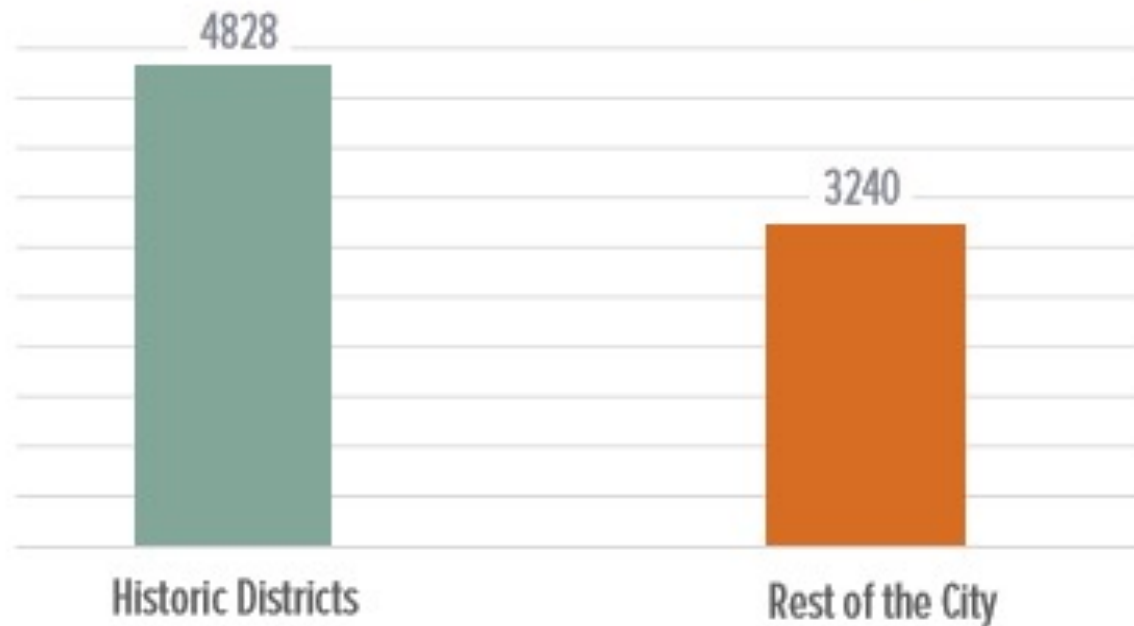
DADU Power Hour September 2, 2021



Economic Impact Study on Historic Preservation in Nashville, TN,
Prepared by **PlaceEconomics**,
Washington, DC, April 2019

All demographic data from the US Census Bureau American Community Survey 2013-2017

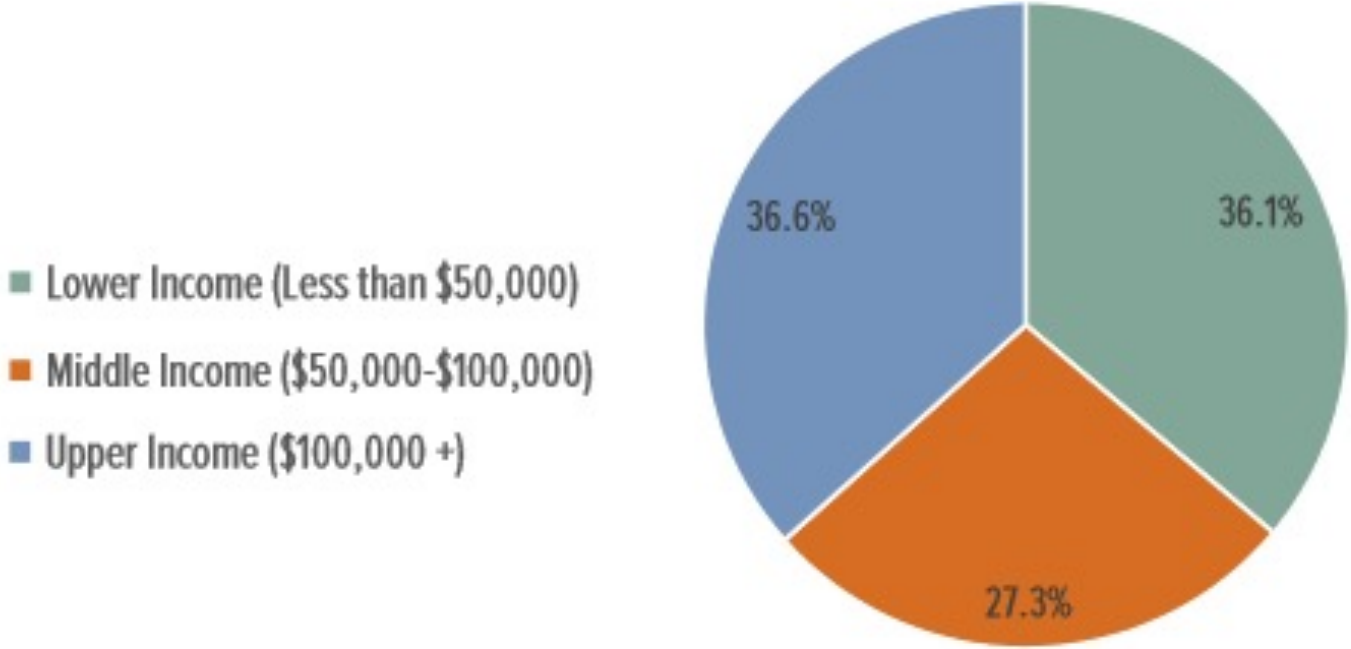
POPULATION DENSITY (POPULATION PER SQUARE MILE)



In Nashville, historic districts are:

- Only 6% of the land area.
- Absorbing population growth.
- Already the densest parts of the city.

INCOME DISTRIBUTION IN HISTORIC DISTRICTS



DO DADUS WORK IN HISTORIC OVERLAYS?



YES!

- Located towards rear of property so not highly visible.
- Can relieve pressure for a large addition or other changes to historic building.

HISTORIC OVERLAYS VS DADU OVERLAYS



Where historic overlays exist with DADU overlays:

- Maximum height 25'

Some districts require it not exceed height of primary building.

- Most DADUs are not required to of a similar style, design and material color as the principal structure. Will depend on district and location.