

## What is Historic Zoning?

Historic Zoning is a tool to protect the architectural character of Nashville's historic neighborhoods by managing growth and change. It is a zoning overlay in addition to the base or land-use zoning of an area.

Most property owners desire a Historic Zoning Overlay because it maintains property values and protects their investment.

## What is the Process for Obtaining Historic Zoning?

The process of acquiring Historic Zoning is initiated by neighborhood residents. After extensive public input, the final decision is made by the Metropolitan Council with the adoption of an ordinance and design guidelines.



**Restoration plans are based on historic photographs, maps and architectural evidence.**



### **METROPOLITAN HISTORIC ZONING COMMISSION**

An agency of Metropolitan Government of Nashville and Davidson County

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# METROPOLITAN HISTORIC ZONING COMMISSION



## HISTORIC ZONING

Preserving Neighborhoods  
and Protecting  
Nashville's Architectural Heritage

## What are the Types of Historic Zoning Available?

There are three types of Historic Overlays which differ based on the level of protection and review (see chart).

### Historic Landmark Overlay:

A Landmark Overlay is an individual property or "campus" of special significance and is the most restrictive of the Historic Zoning Overlays. Many Landmark properties are owned by the City and State.

### Historic Preservation Zoning Overlay:

A Historic Preservation Zoning Overlay provides for a great deal of protection for a neighborhood with regulation on the majority of exterior alterations.

### Neighborhood Conservation Zoning Overlay:

A Conservation Zoning Overlay is less restrictive than a Historic Overlay and only guides change for new construction, additions, demolitions and moving of a structure.

## How does Historic Zoning Work?

If your property has a Historic Overlay (Landmark, Historic or Conservation), you will need to obtain a Preservation Permit before making certain types of exterior changes. Which types of changes require a Permit depend on the type of overlay. (see chart). The Preservation Permit must be obtained before a building permit will be issued.

Decisions as to what type of changes are appropriate are directed by a set of design guidelines which are based on national standards and customized for each district.



**When window replacement is appropriate, they should match the originals.**

## How Do I Get A Permit?

Visit our website at [www.nashville.gov/mhc](http://www.nashville.gov/mhc) to review the design guidelines and obtain a permit. We highly recommend meeting with staff, either on site or at our office, early in your planning to provide assistance with meeting the guidelines.

Once a complete application is received, Staff will review it to determine if the project should go before the



**Infill construction might incorporate modern materials and design but should match the district in terms of height, scale, massing and setbacks.**

Commission or may be approved administratively. Applications that are required to go before the Commission should be received by the first Wednesday of the month to be heard on the third Wednesday of the month. The Commission meets at 2 p.m. at 1417 Murfreesboro Road.



**All meetings are open to the public and televised on Metro 3.**

Take the Preservation Permit to the Metropolitan Department of Codes Administration, second floor of the Metro Howard Office Building at 700 Second Avenue North. Permit fees, if any, will be charged to you then. For Preservation Permits and building permits to remain valid, work must begin within six (6) months of the date of issue.

# PRESERVATION PERMITS REQUIRED

Type of Work	Landmark	Historic	Conservation
New construction of primary building	•	•	•
New construction of accessory building (garage, shed, carport, etc.)	•	•	•
Additions – increased footprint, height or building envelope of an existing structure (Examples: rear and side additions, dormers, skylights, chimneys, porches)	•	•	•
Demolition (in whole or part)	•	•	•
Relocation	•	•	•
Setback reductions*	•	•	•
Construction of appurtenances (with the exception of portable storage buildings less than 100 square feet.) (Examples: fences, walls, retaining walls, paving, streetlights, curb cuts, sidewalks, driveways, gravel, fountains, and other accessory or adjunct permanent built features related to a building or streetscape)	•	•	
Signage	•	•	
Repairs and Alterations to existing structures (Examples: reroofing, repairing/replacing siding, repointing mortar joints, repair/replace windows, replacing or adding exterior lighting, repair or replace exterior doors, painting masonry)	•	•	

\*The MHZC has the ability to reduce the setbacks required by base zoning where appropriate for the district.