

Is Your Lot DADU-Ready?

A quick Nashville backyard-home checklist. Tick the boxes that apply — then call us to confirm the rest, free.

1. You're inside Metro's Urban Services District (USD). Backyard homes (DADUs) are now allowed by-right here.

2. One existing single-family home on the lot. A DADU is a second, smaller home behind or beside it.

3. There's open space in the rear. DADUs sit toward the back, with side/rear setbacks (often ~3 ft+; corner lots differ).

4. You know your lot size. It sets the cap: up to **700 sq ft** on lots under 10,000 sq ft, up to **850 sq ft** on 10,000 sq ft or larger.

5. The DADU stays smaller than your main house. It can't exceed the primary home.

6. Height works. Single-story under ~10-ft eaves; two-story under a 17-ft eave and 27-ft roof ridge.

7. You'll occupy one of the two homes. Metro requires the owner to live in either the main house or the DADU.

8. Your use is long-term. Rental income, in-law/family suite, or office/studio. (Short-term/Airbnb is restricted on most single-family lots.)

9. Utilities can reach the rear. Water, sewer, and power need a path to the build site.

10. No easement or major conflict where the DADU would sit (drainage easement, large protected tree, utility line).

Checked most of these? You're likely DADU-ready.

We build the home, the pool, and the backyard as one project — one team, one schedule. We'll confirm the exact rules for *your* parcel at no cost.

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General guidance as of June 2026, not legal or zoning advice. Metro rules and your specific lot conditions are verified at consult.