

ORDINANCE 85-7

AN ORDINANCE AMENDING SECTION 11-204 OF THE BELLE MEADE CODE DEALING WITH RESTRICTIONS AS TO AREA OF BUILDINGS AND ACCESSORY USES, AS RELATED TO AREA OF LOTS UPON WHICH THEY ARE SITUATED.

BE IT ORDAINED, by the City of Belle Meade, as follows:

Section 1. Belle Meade City Code, Section 11-204, is amended by deleting the introductory paragraph and substituting in lieu thereof the following:

"11-204. Area, set back, yard, and height requirements; irrespective of the zoning district in which located, the area which may be occupied by buildings or structures on any lot shall be restricted as follows:

1. A dwelling whose height is 25 feet or less, including attached garage, shall not exceed 18% of lot area, and a dwelling any part of which exceeds 25 feet in height shall not exceed 12.5% of lot area. If more than one-half of a dwelling exceeds 25 feet in height, along the wall to the rear of the wall facing the nearest public street, even though it is 25 feet or less under the definition set forth in Section 11-201(4) hereof, then such dwelling shall occupy not more than 12.5% of lot area.
2. A driveway shall not exceed 10% of lot area.
3. A terrace shall not exceed 4% of lot area.
4. A swimming pool and terrace or deck associated therewith shall not exceed 3% of lot area.
5. A tennis court shall not exceed 9% of lot area.
6. The combination of subsections 3, 4, and 5 above, and any other accessory structures or uses, shall not exceed 20% of lot area.

The foregoing provisions for lot area, set back lines, rear yards, side yards, and height shall apply to the districts heretofore designated and described in Section 11-204 of the Belle Meade City Code.

(Ord. 85-7 cont'd)

Passed on first reading
October 16, 1985

Elizabeth C. Proctor
Mayor Elizabeth C. Proctor

Passed on second reading:
November 20, 1985

T. D. Bennett
Vice Mayor T. D. Bennett

Passed on third reading:
December 11, 1985

John W. Clay
Commissioner John W. Clay

Joan B. Coode
City Recorder Joan B. Coode

(This is the last Ordinance approved in 1985)