

ORDINANCE 2004-3

AN ORDINANCE AMENDING CHAPTER TWO, TITLE 14 OF THE BELLE MEADE CODE CREATING BUILDING DESIGN GUIDELINES

BE IT ORDAINED BY THE CITY OF BELLE MEADE, as follows:

ITEM 1

Belle Meade Code Section 14-204 (a) is amended by adding the following new sub-paragraph (iii) to the same and re-numbering sub-paragraphs (iii) through (vi) as (iv) through (vii) respectively:

“(iii) The width of the main, or central, body of any dwelling for which a building permit is issued after the adoption of this ordinance located in either a Residence A or Residence B District shall not exceed 40 feet. In either the Residence A or Residence B District, a detached single-family dwelling shall not exceed 54 feet in height. No building, by the provision of this Ordinance to the contrary, shall exceed two stories in height. Any wings or additions to such a dwelling shall be set back behind the front line of the main, or central, body of the dwelling and within the angle formed by the joinder of two lines which proceed from the front corners of the lot on which the dwelling is constructed to the center of the lot.”

NOT SUBMITTED FOR PROPOSAL

ITEM 2

Belle Meade Code Section 14-206 (f)(i)(E), ENTITLED “Board of Zoning Appeals –Special Exceptions” is amended to read as follows:

“(E) The construction of (i) a new dwelling, (ii) an addition to an existing dwelling or (iii) the replacement of an existing dwelling with a new residential structure not otherwise permitted by this ordinance, or eligible for consideration by the Board under the provisions of § 14-206(1)(g) of this Ordinance, provided that the Board shall first determine that:

(1) Any pre-existing non-conforming use, structure and/or variance from the provisions of this ordinance, will not be extended closer to the property line, by reason of the construction of such new structure or addition;

(2) The proposed new residential structure or addition will not be out of harmony with the existing development in the neighborhood, and is so designed and located that the public health, safety and welfare will be protected;

(3) The granting of this Special Exception will not adversely impact abutting properties, including those located across street frontages, or other properties in the immediate area;

(4) The physical characteristics of the proposed residential structure or addition are architecturally compatible with other properties in the area, including building orientation, landscaping, drainage, access and circulation, bulk, height, scale and other like features;

NOT SUBMITTED FOR PROPOSAL

ITEM 3

This Ordinance shall become effective fifteen days after its passage.

Passed on first reading:
XXXXXXXXXX, 2004

Mayor George W. Crook

Passed on Second Reading:
XXXXXXXXXX, 2004

City Recorder Dorothy L. Wheeler