



Pool Requirements for Belle Meade

REAR SETBACK- Most of the properties in Belle Meade are Residence “B”, refer to the City map to determine the district location for your property (https://citybellemeade.org/wp-content/uploads/2017/06/bellemeademap_600_scale.pdf). You must be off the rear property line the following distances.

REAR SETBACKS

ESTATES “A”	100’
ESTATES “B”	90’
RESIDENCE “A”	70’
RESIDENCE “B”	60’

The body of water must be completely inside the building envelope along with the pool equipment. The same requirements apply for a pool house/cabana. The terrace/hardscape can be outside.

FRONT SETBACK- Measure from the white sideline on the street to the closest point of the house and every house on that side of the street within the block. Or 1,000 feet in each direction. Example: (5 houses on your side of the street, House “A” measures 100ft., “B” =135’, “C” =85’, “D” =118’, “E” =92’), that would be an average of 106ft., the front setback is 106ft.

SIDE SETBACK- Measure the width of the lot at this (front setback point) newly established front setback. Half of that width is your building envelope. (Ex. 100ft, ½ or 50ft. is your side setback).

You can slide the 50ft. building envelope either to the right or left, if it is no closer to the side property line than 20% of the front setback width, which in this case would be 20ft. For many established homes wanting to add a pool or addition, you may find that a portion of the home will not fit entirely inside that envelope. (In this case, that portion is out of compliance and the envelope must encompass as much of the home as possible but no closer than 20% to the side property line).

Before you inquire with the building codes and zoning department, it would be advisable to have a survey. The survey will need to show the averages of front setbacks on the same side of street, the newly established building envelope (Front, side and rear).

Submittals- Fill out the Board of Zoning Appeals application (<https://citybellemeade.org/wp-content/uploads/2018/10/BZA-App-2018.pdf>) and submit to the Building & Zoning Department along with the fee, survey and a landscape plan. The BZA meets on the third Tuesday of the month at 5:00pm. The cut off for submittal is 15 days prior to the meeting before 12:00pm (not the submittal day but cut off).

Once approved by the BZA you will then begin the process of engaging a civil engineer to submit stormwater plans for the pool and hardscape. This process can take several weeks depending on the complexity of the design.