

SUMMARY OF CHANGES

TO THE NEW BELLE MEADE ZONING ORDINANCE

EASE OF USE

- Overall consolidation and re-organization so all regulations for an issue (parking, detached garages, fences, Board of Zoning Appeals requirement, etc.) are in one section.
- Several new illustrations were added to clarify intent of said regulation.
- A table has been created to streamline the setbacks, lot width, and minimum lot sizes of the different zoning districts.
- Communication Facilities are now a Conditional Use in the Appendices.
- Deleted previously stated requirement redundancies in the Appendices.
- Moved non-conforming section from Appendices to new Code section.
- Many new definitions are added, and some existing definitions are expanded and clarified.
- A large table has been created to clarify what uses require a Board of Zoning Appeals approval, whether a structure is calculated using Gross Floor Area or Hardscape, if the structure is required to be in the building envelope, and any additional specific conditions of approval.
- Old provisions related to volume calculations have been deleted.
- Simplified setback calculation of triangular lots.
- Trucks larger than a pick-up truck are no longer prohibited but conditions added under the parking section.

CLARIFYING PROCEDURES/LEGAL REQUIREMENTS

- Corner lot setback exemptions would be approved by Board of Zoning Appeals as a Variance and not the Planning Commission.
- Requirements related to subdivision of property to be moved to Subdivision Regulations.
- Overall Zoning Ordinance purpose statement added.
- Clarified swimming pool requirements in relation to building code requirements.
- Revised temporary sign provisions to follow Zoning Case Law.
- Add approval process for the Historic Zoning Commission from the adopted City of Belle Meade design guidelines.

POLICY CHANGES

- A new zoning district (Residence C) has been created to recognize the small lots on Scotland Place, Paddock Lane, Leake Avenue, and Parmer Avenue.
- Deleted sleeping quarters as an accessory use.
- Home-based businesses are now a Conditional Use approved by the Board of Zoning Appeals and not by right as an accessory use. The standards for this use have been clarified and broadened.
- FAR calculates changed from (A) *For lots of more than forty thousand (40,000) square feet, the floor area ratio is .196. (B) For lots of forty thousand (40,000) square feet or less, the floor area ratio shall be .225.* to
For zoning districts Residential A & B and Estate A & B: 0.17 and For zoning district Residential C: 0.225.
- A maximum of 20,000 square feet for a residence building area has been added City-wide.
- The calculation for gross floor area has been simplified to include everything under roof of the residence excluding basements not directly accessible from the outside.
- Clarified residence height calculation and added new maximum height of 18' for all accessory structures.
- Differentiated between retaining walls and walls/fences along property lines. Walls/fence require a building permit and "good side" must face out.
- Removed additional hardscape allowances for tennis courts.
- Added a condition for the Historic Site that no driveway to Parmer Avenue is allowed.