



# BACKGROUND

The Belle Meade Zoning Code is the set of local standards that help create the quality and type of residential development envisioned by the Belle Meade community. The zoning code regulates land use, building size and placement, parking, landscaping and parcel size. These regulations use “zoning districts” to allow different standards that best fit the existing character of the different neighborhoods and define how property within the city limits may be developed or redeveloped.



# BACKGROUND

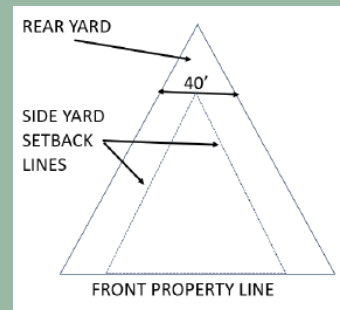
The existing zoning regulations have not been comprehensively updated since 1997. In the past few decades, development patterns and building trends have changed in some significant ways. The current Zoning Ordinance needs to be rewritten to better fulfill the vision to preserve the “thoughtfully curated” character and distinctly “beautiful city in a meadow” described within the Belle Meade Together Plan.



# OVERVIEW OF CHANGES

## 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.





# OVERVIEW OF CHANGES

## EASE OF USE

- A table has been created to streamline the setbacks, lot width, and minimum lot sizes of the different zoning districts.

TABLE 1. District Bulk and Setback Regulations

ZONING DISTRICT	Lot Area	Lot Width 5	Front Yard Setback 3	Side Yard & Corner Yard Setback 6	Rear Yard Setback 7
Estate A	200,000 SF	125'	800'	4	100' 1 120' 2
Estate B	75,000 SF	125'	125'	4	90' 1 100' 2
Residence A	70,000 SF	125'	75'	4	70' 1 100' 2
Residence B	40,000 SF	125'	75'	4	60' 1 85' 2
Residence C	20,000 SF	120'	65'	4	40'



# OVERVIEW OF CHANGES

## EASE OF USE

- A large table has been created to clarify Board of Zoning Appeals approval, whether a structure is Gross Floor Area or Hardscape, building envelope placement, and conditions of approval.

TABLE 2. USE SPECIAL APPROVAL, CALCULATIONS, PLACEMENT, AND CONDITIONS

Use	BZA Approval	Calculated as Gross Floor Area	Counted as Hardscape	Building Envelope Required	Special Conditions
Cabana	Yes - CU	No	Yes	Yes	None
Child Playhouse	No	No	Yes	No	Not to exceed one hundred (100) square feet in floor space, less than eight feet (8') in height and diminutive in scale and design, and similar children's recreational facilities; provided they are to the rear of the dwelling and are at least ten feet (10') from the rear and side lot lines.



# OVERVIEW OF CHANGES

## **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.



# OVERVIEW OF CHANGES

## **POLICY CHANGES**

- A new zoning district (Residence C) has been created to recognize the small lots on Scotland Place, Paddock Lane, Leake Avenue, Parmer Avenue, Signal Hill Drive, and Sunnybrook Drive.



# OVERVIEW OF CHANGES

## POLICY CHANGES

- FAR calculates changed from
  - *For lots of more than forty thousand (40,000) square feet, the floor area ratio is .196.*
  - *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: 0.20 and For zoning district Residential C: 0.225 and for lots of forty thousand (40,000) square feet or less, the floor area ratio shall be .225.*





# OVERVIEW OF CHANGES

## POLICY CHANGES

- A maximum of 20,000 square feet for a residence has been added for lots less than 10 acres.
- The calculation for gross floor area will include detached or attached garage, pool houses, roofed porches and balconies porte cocheres, a maximum 25% of the floor space of any basement that has an exterior door and/or pedestrian access/height at or above finish grade counts as gross floor area, and attic space over 7' in height.



# OVERVIEW OF CHANGES

## **POLICY CHANGES**

- Clarified residence height calculation and added new maximum height of 25' for all accessory structures.
- Create new provisions for sports courts.
- Walls/fence are now required to be any area within the rear yard extending from the portion of the residence closest to the side property line or any lesser area. This should greatly reduce variance requests.