

ORDINANCE 2016-8

- AN ORDINANCE AMENDING TITLE 14, SECTION 204 OF THE CITY CODE TO
 (1) REPLACE THE "FLAT" AS USED TO DESCRIBE FLAT ROOFS AND TO DEFINE
 "LOW SLOPE" ROOFS
 AND
 (2) TO ESTABLISH NEW HEIGHT LIMITATIONS FOR RESIDENTIAL STRUCTURES

WHEREAS, the City of Belle Meade has adopted a Zoning Code, Title 14-201 *et seq* of its Code, which governs the construction and improvement of structures within the City;

WHEREAS, the City of Belle Meade in Title 14, Section 204(1)(d)(iii) defines and regulates "flat" roofs as that term is used in the City of Belle Meade;

WHEREAS, the Commissioners of the City of Belle Meade, in concert with substantial other revisions to its Code that governs the construction and improvement of structures, has determined to replace the term "flat" with a newly defined term "low slope" when referring to roofs;

WHEREAS, the Commissioners of the City of Belle Meade additionally have determined that maximum height for a residential structure that is established in 14-204(1)(f) at thirty-five feet should be raised to forty feet, and that the maximum height of the structure along its side and rear should be raised from forty-five feet to fifty feet;

WHEREAS, the Commissioners, in order to effect the intent described above, desire to modify that section of the appropriate sections of the Zoning Code at Title 14, Section 204(1)(d)(iii) as well as the Zoning Code at Title 14, Section 204(1)(f) to accomplish these changes:

NOW, THEREFORE, it is accordingly ordered that Title 14, Section 204(1)(d)(iii) that currently provides:

14-204 Area, set back, yard, height and parking requirements.

- (1) General statement.
 (d) Dwelling Area.
 (iii) For all dwellings, the roof shall rise from the eave at a slope of not less than 4:12. Roof slopes of less than 4:12 shall be considered flat, and no more than 30 percent of the total roof area shall be allowed to be flat.

Should be modified to provide to replace the term "flat" roof with the term "low slope" that shall refer to any roof with a slope of less than 6:12, such that it shall now read:

14-204 Area, set back, yard, height and parking requirements.

- (1) General statement.
 (d) Dwelling Area.
 (iii) For all dwellings, the roof shall rise from the eave at a slope of not less than 6:12. Roof slopes of less than 6:12 shall be considered a

“low slope” roof, and no more than 30 percent of the total roof area shall be allowed to be a low slope roof.

ADDITIONALLY, it is ordered that Title 14, Section 204(1)(f) of the Municipal Code that governs the height of residential structures shall be modified to increase the height limitation along the front setback line and side and rear setback line, such that the current ordinance which reads:

14-204 Area, set back, yard, height and parking requirements.

(1) General statement.

(f) Height.

(i) No residential structure shall exceed 35 feet in height as measured at the front setback line. No dwelling shall have a height of less than 15 feet.

(ii) The maximum height of a structure along its sides or rear shall not exceed 45 feet measured from the finished grade.

(iii) Walls extending not more than 4 feet above and in line with the external walls of the main building, chimneys not extending more than 12 feet above the point at which the chimney penetrates the roof of the main building, and cupolas, domes, and spires, which do not cause the building to which they are attached to exceed the permitted height limits of such building or have been approved by the Board of Zoning Appeals, may be erected and considered as within the height limits for buildings herein established...

Should be modified to provide to raise these maximum heights, such that it shall now read:

14-204 Area, set back, yard, height and parking requirements.

(1) General statement.

(f) Height.

(i) No residential structure shall exceed 40 feet in height as measured at the front setback line. No dwelling shall have a height of less than 15 feet.

(ii) The maximum height of a structure along its sides or rear shall not exceed 50 feet measured from the finished grade.

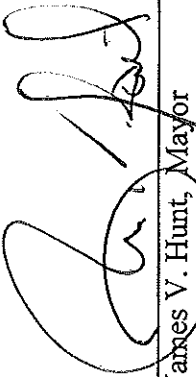
(iii) Walls extending not more than 4 feet above and in line with the external walls of the main building, chimneys not extending more than 12 feet above the point at which the chimney penetrates the roof of the main building, and cupolas, domes, and spires, which do not cause the building to which they are attached to exceed the permitted height limits of such building or have been approved by the Board of Zoning Appeals, may be erected and considered as within the height limits for buildings herein established...

Passed on First Reading:

December 9, 2016

Passed on Second Reading:

December 21, 2016



James V. Hunt, Mayor



Kemishia Sadler, City Recorder