

ORDINANCE 2026-05

AN ORDINANCE OF THE CITY OF BRENTWOOD, TENNESSEE, PROVIDING THAT THE CODE OF ORDINANCES BE AMENDED BY REVISING CHAPTER 78, ARTICLE I, DIVISION 3, REGARDING ZONING

WHEREAS, the City of Brentwood has established zoning regulations within Chapter 78 of the Code of Ordinances to guide residential development and promote orderly growth; and

WHEREAS, the AR, R-1 and R-2 residential zoning districts do not currently include comparable minimum green space requirements; and

WHEREAS, the proposed amendments to Chapter 78, Article I, Division 3 of the Code of Ordinances establish a minimum green space requirement within the AR, R-1 and R-2 residential zoning districts, consistent with similar standards applied in other residential zoning classifications; and

WHEREAS, the Legislature of the State of Tennessee has, in Tenn. Code Ann. §§ 13-7-201 through 13-7-212, delegated the responsibility to local governments to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the proposed amendments set forth in this ordinance will allow the City to continue protecting the public health, safety and welfare through effective stormwater management and erosion control.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That Section 78-124 of the Code of Ordinances of the City of Brentwood, Tennessee is hereby amended to read as follows:

Sec. 78-124. Technical standards.

For all property within the AR zoning districts, the following minimum technical standards shall apply to each lot and the principal structure thereon:

- (1) Minimum required lot area, three acres.
- (2) Maximum lot coverage by all buildings, 25 percent.
- (3) Minimum required green space on lot, 40 percent. This area shall be free of permanently constructed improvements such as dwellings and other buildings, driveways and sidewalks, patios and decks, swimming pools, tennis courts, and other impervious surfaces.
- (4) Minimum required lot width at building line, 300 feet.
- (5) Minimum required front yard setback, 175 feet. (The applicable front yard setback for structures facing Franklin Road shall be measured and calculated from the public right-of-way line as it existed on January 1, 1977.) The front yard setback may be reduced to no less than 125 feet, provided that:
 - a. The lot fronts a local street, as designated by section 78-483 of this Code.
 - b. The local street is not a through street that connects to adjacent properties.

- c. The setback reduction shall be subject to planning commission approval.
- (6) Minimum required rear yard setback, 75 feet.
- (7) Minimum required side yard setback for side yards not abutting a public street, 50 feet.
- (8) Minimum required side yard setback for side yards abutting a public street, 75 feet.
- (9) Minimum off-street parking/driveway requirements, two per dwelling unit. The driveway shall comply with residential design standards as designated in subsection 78-486(14) of this chapter.
- (10) Maximum permitted height of structures, two stories (measured from the grade level at the front elevation of the structure) or a total of three stories if a full or partial underground basement level is included, provided that one-half of the perimeter walls of the basement level must be at least 50 percent below grade level. For purposes of this section, a finished or unfinished attic floor with dormer windows shall not be counted as a story. In no event shall the maximum height exceed 52 feet, measured from the lowest ground level of the structure to the highest point of the roof.
- (11) Private outdoor lighting, designed and installed not to exceed three footcandles measured at the property line of any abutting property unless the abutting residential property owners agree in writing to higher illumination standards at the time of installation.

SECTION 2. That Section 78-144 of the Code of Ordinances of the City of Brentwood, Tennessee is hereby amended to read as follows:

Sec. 78-144. Technical standards.

For all property within the R-1 zoning districts, the following minimum technical standards shall apply to each lot and the principal structure thereon:

- (1) Minimum required lot area, two acres.
- (2) Maximum lot coverage by all buildings, 25 percent.
- (3) Minimum required green space on lot, 40 percent. This area shall be free of permanently constructed improvements such as dwellings and other buildings, driveways and sidewalks, patios and decks, swimming pools, tennis courts, and other impervious surfaces.
- (4) Minimum required lot width at building line, 200 feet.
- (5) Minimum required front yard setback, 150 feet.
- (6) Minimum required rear yard setback, 50 feet.
- (7) Minimum required side yard setback for side yards not abutting a public street, 30 feet.
- (8) Minimum required side yard setback for side yards abutting a public street, 45 feet.
- (9) Minimum required setback from any boundary line of the development, 35 feet.
- (10) Minimum off-street parking/driveway requirements, two per dwelling unit. The driveway shall comply with residential design standards as designated in subsection 78-486(14) of this chapter.
- (11) Maximum permitted height of structures, two stories (measured from the grade level at the front elevation of the structure) or a total of three stories if a full or partial underground basement level is included, provided that one-half of the perimeter walls of the basement level must be at least 50 percent below grade level. For purposes of this section, a finished or unfinished attic floor with dormer windows shall not be counted as a story. In no event shall the maximum height exceed 52 feet, measured from the lowest ground level of the structure to the highest point of the roof.
- (12) Private outdoor lighting, designed and installed not to exceed three footcandles measured at the property line of any abutting residential property unless the abutting property owners agree in writing to higher illumination standards at the time of installation.

SECTION 3. That Section 78-164 of the Code of Ordinances of the City of Brentwood, Tennessee is hereby amended to read as follows:

Sec. 78-164. Technical standards.

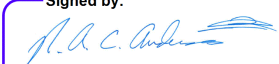
For all property within the R-2 zoning districts, the following minimum technical standards shall apply to each lot and the principal structure thereon, provided that the additional standards set forth in section 78-165 shall apply for subdivisions abutting an arterial street:

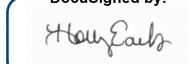
- (1) Minimum required lot area, one acre.
- (2) Maximum lot coverage by all buildings, 25 percent.
- (3) Minimum required green space on lot, 40 percent. This area shall be free of permanently constructed improvements such as dwellings and other buildings, driveways and sidewalks, patios and decks, swimming pools, tennis courts, and other impervious surfaces.
- (4) Minimum required lot width at building line, 125 feet.
- (5) Minimum required front yard setback, 75 feet.
- (6) Minimum required rear yard setback, 30 feet.
- (7) Minimum required side yard setback for side yards not abutting a public street, 20 feet.
- (8) Minimum required side yard setback for side yards abutting a public street, 30 feet.
- (9) Minimum required setback from any boundary line of the development, 35 feet.
- (10) Minimum off-street parking/driveway requirements, two per dwelling unit. The driveway shall comply with residential design standards as designated in subsection 78-486(14) of this chapter.
- (11) Maximum permitted height of structures, two stories (measured from the grade level at the front elevation of the structure) or a total of three stories if a full or partial underground basement level is included, provided that one-half of the perimeter walls of the basement level must be at least 50 percent below grade level. For purposes of this section, a finished or unfinished attic floor with dormer windows shall not be counted as a story. In no event shall the maximum height exceed 52 feet, measured from the lowest ground level of the structure to the highest point of the roof.
- (12) Private outdoor lighting, designed and installed not to exceed three footcandles measured at the property line of any abutting residential property unless the abutting property owners agree in writing to higher illumination standards at the time of installation.

SECTION 4. If any section, subsection, clause, provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, subsection, clause, provision or portion of this ordinance

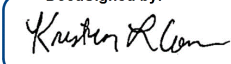
SECTION 5. That this ordinance shall take effect from and after its final passage and publication thereof, or fifteen days after its first passage, whichever occurs later, the general welfare of the City of Brentwood, Williamson County, Tennessee, requiring it.

Passed: 1st Reading June 8, 2026 Planning Commission July 6, 2026
2nd Reading July 27, 2026 NOTICE OF PASSAGE
Notice of Published in: Williamson Herald
Date of Publication: July 30, 2026
PUBLIC HEARING
Notice of Published in: Williamson Herald
Date of Publication: June 11, 2026
Date of Hearing: July 13, 2026 EFFECTIVE DATE July 30, 2026

Signed by:

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Mayor Nelson Andrews

DocuSigned by:

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Recorder Holly Earls

Approved as to form:

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City Attorney Kristen L. Corn