

**CITY OF GREENBRIER, TN
ORDINANCE 25-13**

**AN ORDINANCE TO AMEND TITLE 13 TITLED PROPERTY MAINTENANCE
REGULATIONS OF THE CITY OF GREENBRIER MUNICIPAL CODE**

WHEREAS, the Board of Mayor and Aldermen have determined that it is in the best interest of the residential properties to maintain the visual appeal of all residential areas by prohibiting vehicles or recreational vehicles, trailers or boats to be parked on any area of the front yard.

SECTION 1. Section 13-104 (1) titled Prohibition is deleted and replaced to include the following:

13-104 (1) **Prohibition.** Pursuant to the authority granted to municipalities under Tennessee Code Annotated, § 6-54-113, it shall be unlawful for any owner of record of real property to create, maintain, or permit to be maintained on such property the growth of trees, vines, grass, underbrush and/or the accumulations of debris, trash, litter, or garbage, or any combination of the preceding elements, so as to endanger the health, safety, or welfare of other citizens, or to encourage the infestation of rats and other harmful animals. Except as otherwise provided for in the City of Greenbrier's Zoning Code, it shall be unlawful for the owner or occupant of a building, structure, or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, automobile parts, ice box, refrigerator, stove, glass, metal, brick, stone, block, wood, tires, furniture, building material, construction debris, building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, household items, trash, garbage.

SECTION 2. A new section entitled Front Yard Parking Prohibited shall be as follows:

Section 13-110. Residential Front Yard Parking Prohibited. No person shall park a vehicle, recreational vehicle, boat, or trailer on any natural surface area within the front yard of a lot used for residential purposes.

(a) Front yard parking shall be on prepared hard surfaces as defined below. For single-family dwellings, no more than 25 percent of the front yard shall be covered with prepared hard surfaces. For two-family dwellings, no more than 30 percent of the front yard shall be covered with prepared hard surfaces. Where a corner lot provides primary parking in the corner side yard, the corner side yard shall be treated as a front yard for the purposes of this section.

1. Exceptions include active loading or unloading of a vehicle, disability, construction projects, social gatherings.

2. Exceptions shall not last longer than 10 days, unless an extension, not to exceed 10 additional days, is approved by the code enforcement officer.

SECTION 3. A new section titled Recreational Vehicles shall be as followed:

Section 13-111. Recreational Vehicles. One unoccupied recreation vehicle may be parked or otherwise located in any accessory private garage building, or in the rear of an occupied dwelling or front yard provided that it is located on a concrete or asphalt surface: however, no living or sleeping quarters shall be maintained, or any business located in, or carried on, or otherwise fostered in the trailer recreational vehicle while it is so parked, located or stored.

SECTION 4. Section 13-403 (1) titled Exceptions is deleted and replaced with the following:

- (a) Except as provided in other regulations, no in-operative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of disassembly, disrepair, or in the process of being stripped or dismantled.

SECTION 5. BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

Public Hearing Held on August 4, 2025

Passes 1st Reading: September 8, 2025

Passes 2nd Reading: October 6, 2025


Mayor

Attest: 
City Recorder