

VI. GENERAL SINGLE-FAMILY RESIDENTIAL DISTRICT (R-2)

A. General Description

It is the intent of this zone to provide for the development of moderate density single-family uses in areas suited for such development. These areas should be free from severe natural environmental limitations and provide access to a street which meets the minimum design standards established in the Farragut Subdivision Regulations.

B. Permitted Uses & Structures

1. Detached single-family dwellings.
2. Recreational facilities and open space which are developed as an integral part of the residential development provided the following development criteria are met:
 - a. The maximum coverage for the total building area shall not exceed thirty-five percent (35%) and the total lot coverage shall not exceed sixty percent (60%);
 - b. A site plan and landscape plan shall be submitted as regulated in Chapter 4; and
 - c. That all non-building structures, except for arbors, are set back a minimum of twenty (20) feet from all front property lines and ten (10) feet from all side and rear property lines. Arbors shall be set back a minimum of ten (10) feet from all property lines.
3. Schools, public and private, and churches and other places of worship provided the following development criteria are met:
 - a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a subdivision. The street on which the school or church accesses must meet the minimum design standards established in the Farragut Subdivision Regulations.
 - b. There shall be a minimum lot size of five (5) acres.
 - c. There shall be a buffer strip which meets the following minimum development criteria:
 - 1) The buffer strip shall be a minimum of twenty-five (25) feet in

width on all side and rear property lines;

- 2) Existing, mature vegetation shall be preserved and incorporated into the buffer strip;
- 3) No grading shall occur in the buffer strip; and
- 4) Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.

d. The following setback requirements are met:

1) Front Yard

All buildings and structures, excluding signs, shall be set back from the nearest point of any right-of-way no less than fifty (50) feet. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

2) Side and Rear Yards

- a) All buildings shall be set back a minimum of fifty (50) feet. Setbacks shall be measured from the nearest point of any property line; and
- b) All accessory structures, excluding signs and fences, shall be set back a minimum of thirty (30) feet. Setbacks shall be measured from the nearest point of any property line.

e. The maximum coverage for the total building area shall not exceed thirty-five percent (35%) and the total lot coverage shall not exceed sixty percent (60%).

f. A site plan and landscape plan shall be submitted as regulated in Chapter 4.

4. Public buildings provided all area and height regulations established in the C-1 General Commercial District are met and that a site plan and landscape plan shall be submitted as regulated in Chapter 4.

5. Public or private golf course provided the following development criteria are met:

- a. Access shall be directly to a street having a designated classification of local collector or greater, or a local street which is not interior to a

subdivision. The street on which the facility accesses must meet the minimum design standards established in the Farragut Subdivision Regulations; and

- b. A site plan and landscape plan shall be submitted as regulated in Chapter 4.
6. Agricultural crops, but not nursery sales or the raising of farm animals or poultry, provided there is a minimum lot size of five (5) acres.
7. Agricultural accessory uses and structures, provided there is a minimum lot size of five (5) acres.
8. Accessory uses and structures.
9. Customary Home Occupations as regulated in Chapter 4.
10. Cemeteries and historical monuments.
11. Signs as regulated in the Municipal Code.
12. Utility uses.

C. Minimum Development Requirements

1. The development shall conserve, in so far as practical, natural and man-made features on the site, including but not limited to trees, historic features, and wetlands.
2. A survey of the natural features shall be completed where appropriate. Natural features shall include but are not limited to wetlands, rock formations, trees, sink holes, streams, topographic features, and endangered species habitats. Development shall comply with the Tree Preservation Ordinance.
3. Roadways shall be designed to reduce the grading of the site and preserve the natural topography as much as practical while still meeting the Town's minimum Subdivision Regulations for streets. Site design should preserve large, existing trees when possible and reduce the clearing necessary for building sites.
4. All lots shall have access to a public street which meets the minimum design standards established in the Farragut Subdivision Regulations.
5. Building envelopes established per these regulations and shown on the recorded final plat shall be the maximum building envelope for each lot.

6. If common recreational facilities and open spaces are developed as part of a subdivision, site plans must be submitted as regulated in Chapter 4. These common areas which may include driveways, parking areas, walkways, and steps should be lighted for night use where appropriate. The means of preserving and maintaining the common open space and other common property shall be assured as part of the development.
7. Sidewalks shall be constructed per the Farragut Subdivision Regulations.
8. Subdivision plats shall be submitted as regulated in the Farragut Subdivision Regulations. All applicable requirements of this section shall be included as part of the plat submission.

D. Area Regulations

1. Front Yard

All structures, excluding fences, detention basin structures, subdivision walls, landscaping structures, and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of thirty (30) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures, subdivision walls, and landscaping structures shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. Side Yard

- a. All principal buildings shall be set back a total on two sides of at least thirty (30) feet, but not less than ten (10) feet on any one side;
- b. All agricultural structures, excluding fences, shall be set back a minimum of thirty-five (35) feet; and
- c. All accessory structures, excluding fences, shall be set back a minimum of five (5) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

3. Rear yard

- a. All principal buildings shall be set back a minimum of twenty-five (25) feet;
- b. All agricultural structures, excluding fences, shall be set back a minimum

of thirty-five (35) feet; and

- c. All accessory structures, excluding fences, shall be set back a minimum of five (5) feet, except as provided for elsewhere in this ordinance or the Municipal Code.

4. Lot Width

- a. Each lot shall front on a public road for a minimum of seventy-five (75) feet. If a lot is located on a cul-de-sac, each lot shall front on a public road for a minimum of sixty (60) feet; and
- b. The lot length of each lot that is less than one hundred and fifty (150) feet in width shall not be greater than four (4) times the lot width.

5. Maximum Lot Coverage

- a. Total building area – thirty percent (30 %), except as provided for elsewhere in this ordinance; and
- b. Total lot coverage - forty percent (40%), except as provided for elsewhere in this ordinance.

6. Size Regulations

No accessory building shall exceed thirty (30) percent of the principal building footprint or six hundred (600) square feet in size, whichever is greater.

7. Land Area

- a. Each lot served by a sanitary sewer system – 15,000 square feet; or
- b. Each lot not served by a sanitary sewer system – 25,000 square feet, or greater as may be required by the Health Department.

E. Height Regulations

- 1. No principal building shall exceed two and one-half (2 ½) stories, or thirty-five (35) feet, in height; and
- 2. No accessory structure shall exceed fifteen (15) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

F. Parking

Parking shall be provided as regulated in Chapter 4.