

**5.12 GENERAL RESIDENTIAL ZONE (RB)**

## 5.12.01 General Description

This residential zone provides for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Other related uses in keeping with the residential character of the zone may be permitted on review by the Planning Commission.

## 5.12.02 Uses Permitted

In any General Residential Zones no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this resolution, except for one or more of the following uses:

- A. Accessory buildings.
- B. Churches, schools, libraries, and museums.
- C. Garage apartments.
- D. Gardening and horticulture, but not on a commercial basis.
- E. Non-profit public golf courses, public parks and playgrounds; swimming pools, and other associated recreational facilities, none of which shall be used for commercial purposes.
- F. Mobile homes.
- G. Multi-dwelling structures or developments, provided that the development density shall be less than twelve dwelling units per acre.

- H. Nurseries and greenhouses for the propagating and cultivating of plants, but not on a commercial basis.
- I. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, fire stations, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performing of the services in which they are authorized to engage.
- J. Houses and duplexes.
- K. Uses customarily incident to any of the above uses including home occupation subject to Section 4.90.
- L. Demolition landfills less than one (1) acres in size subject to Article 4, Section 4.80.01A.
- M. Yard sales and rummage sales
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
  - 1. The total lot area shall not be less than 10,000 square feet.
  - 2. The building must provide 30 square feet per child of usable indoor play space, not including halls, kitchen, or office space.
  - 3. A fenced play area of not less than 2,500 square feet shall be provided. No portion of the fenced play area shall be closer than 35 feet to any public right-of-way. The minimum height of the fence shall be 4 feet.
  - 4. Off-street parking, as regulated in Article 3.50. In addition, parking and loading areas shall be

designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the Department of Engineering and Public Works.

5.12.03 Uses Permitted on Review

- A. Multi-dwelling structures and developments at a density of twelve to twenty-four dwelling units per acre, provided they meet the administrative requirements of Section 5.13.14 (PR Planned Residential Zone), and the requirements of Sections 4.10.11 through 4.10.16 (Development Standards for Uses Permitted on Review) and 6.50 (Procedures for Authorizing Uses Permitted on Review).
- B. Mobile Home Parks and Mobile Home Subdivisions subject to all requirements set forth in Sections 4.20 and 6.50 of these regulations.
- C. Retail business or service establishments may be permitted within multi-dwelling structures and developments only as a Use on Review in accordance with the provisions of Section 6.50 of these regulations, and subject to the following requirements:
  - 1. There shall be no entrance to such place of business except from inside the building.
  - 2. There shall be no show window, sign, or other advertising matter visible from outside the building, except as regulated in Section 3.20.04 of these regulations.
  - 3. Such uses shall be conducted for the convenience of the occupants of the building only and shall not cater to outside trade.

4. The Metropolitan Planning Commission shall determine the compatibility of such establishments based on the nature, size and number proposed with respect to the number of dwelling units to be served and the availability of similar services in the vicinity.
  5. Detailed plans shall be submitted with the application for Use on Review giving the nature, exact size and location of each such use within the building, the location of all entrances to such use and the exact location of all building ground floor entrances and exits.
- D. Group day care homes, if the provider does not live on site, provided they meet the requirements of Article 4.91, and child day care centers, provided they meet the requirements of Article 4.91.
  - E. Commercial telecommunications towers.
  - F. Private golf courses, swimming clubs, country clubs, and tennis clubs.
  - G. Assisted living facilities.
  - H. Hospitals and sanitariums.
  - I. Private or non-profit sports playing fields, none of which shall be used for commercial purposes.
  - J. Adult day care centers, provided they meet the requirements of Article 4.98.

5.12.04 Area Regulations

All buildings shall be set back from street or road right-of-way and lot lines to comply with the following yard requirements.

## 5.12.05 Front Yard

- A. For houses, duplexes and multi-dwelling structures and developments the minimum depth of the front yard shall be thirty-five feet and in no case shall an accessory building be located to extend into the front yard. The Planning Commission may approve a reduction of the front yard if it finds such reduction consistent with the Procedures for Authorizing Uses Permitted on Review (Section 6.50) and the administrative standards for approval.
- B. Churches and other main and accessory buildings, other than dwellings, shall have a front yard set back of thirty-five feet.

## 5.12.06 Side Yard

- A. For single story dwellings, located on interior lots, side yards shall be not less than eight feet in width.
- B. For two and three story dwellings there shall be side yards of not less than twelve feet each.
- C. For buildings more than three stories in height one foot additional side yard on each side of the main building shall be added for each additional two feet in excess of 36 feet in height.
- D. For unattached buildings of accessory use there shall be a side yard of not less than eight feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front property line.
- E. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to

dwellings, shall set back from all side lot lines a distance of not less than twenty-five feet.

5.12.07 Rear Yard

- A. For main buildings of three stories in height and less, other than garage apartments, there shall be a rear yard of not less than twenty-five feet.
- B. For all main buildings more than three stories in height, there shall be a rear yard of not less than thirty feet.
- C. A garage apartment may be located in the rear yard of another dwelling, but shall not be located closer than ten feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

5.12.08 Lot Width

- A. For houses and duplexes served by a sanitary sewer system there shall be a minimum lot width of seventy-five feet at the front building line. For houses and duplexes not served by a sanitary sewer system there shall be a minimum lot width of one hundred feet at the front building line.
- B. For multi-dwelling structures and developments there shall be a minimum lot width of one hundred feet at the front building line.

5.12.09 Intensity of Use

- A. The appropriate development density of each multi-dwelling structure or development project having a density of twelve dwelling units or more per acre shall be determined by the Planning Commission, but shall not exceed twenty-four dwelling units per acre.

- B. For each house, and building accessory thereto, served by a sanitary sewer system there shall be a lot area of not less than ten thousand square feet.
- C. For each duplex served by a sanitary sewer system there shall be a lot area of not less than twelve thousand square feet.
- D. For multi-dwelling structures of one and two stories served by a sanitary sewer system, the lot area requirements shall be not less than nine thousand square feet plus an additional one thousand five hundred square feet for each dwelling unit.
- E. For those residential structures exceeding two stories served by a sanitary sewer system, the minimum lot area requirements shall be as follows:

<u>Multi-Dwelling Structure</u>	<u>Lot Area Requirement</u>
3-5 story	12,000 square feet plus 1,200 square feet per dwelling unit.
6-8 story	12,000 square feet plus 1,050 square feet per dwelling unit.
9-12 story	12,000 square feet plus 1,000 square feet per dwelling unit.
13 story & over	12,000 square feet plus 900 square feet per dwelling unit.

For those structures which provide off-street parking within the main building, the lot area requirement may be reduced two hundred square feet per such parking space.

F. Usable open space areas and recreation uses for multi-dwelling developments and structures may include a community center, a golf course, a swimming pool, or parks, playgrounds or other public recreational uses. Any structures involved in such uses, including lighted tennis courts and swimming pools, shall have a thirty-five foot setback from all periphery boundary lines. For developments with a density of twelve dwelling units per acre or more, the amount of land set aside for usable open space and recreational uses shall not be less than fifteen percent of the gross development area for a multi-dwelling structure or development occupying twenty or more acres, or ten percent for a multi-dwelling structure or development occupying more than eight but less than twenty acres.

G. There shall be a lot area of not less than twelve thousand square feet where a garage apartment is located on the same lot with a house served by a sanitary sewer.

Where a garage apartment is located in the rear yard of a duplex or multi-dwelling structure or development served by a sanitary sewer, the lot area shall not be less than one thousand five hundred square feet more than is required for the duplex or multi-dwelling structure or development.

H. There shall be a lot area of not less than twenty thousand square feet where a garage apartment is located on the same lot with a house not served by a sanitary sewer system. When a garage apartment is located in the rear yard of a duplex or multi-dwelling structure or development, not served by a sanitary sewer system, the lot area shall not be less than five thousand square feet more than is required for the duplex or multi-dwelling structure or development.

- I. For those houses and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand square feet; however, a greater area may be required based on recommendations by the Health Department.
- J. For duplexes and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand square feet; however, a greater area may be required based on recommendations by the Health Department.
- K. For multi-dwelling structures and developments not served by a sanitary sewer system, there shall be a lot area of not less than twenty thousand square feet for the first two units, plus two thousand five hundred square feet for each additional dwelling unit. Where off-street parking is provided within the main structure the lot area requirement may be reduced one hundred fifty square feet per such parking space. However, in any case a greater lot area than herein specified may be required based on recommendations by the Health Department.
- L. For those dwellings and buildings accessory thereto not served by a public water supply there shall be a minimum lot area as prescribed in the Knox County Subdivision Regulations.
- M. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 3.50 of these regulations; provided, however, that the lot area for a church shall not be less than thirty thousand square feet.

5.12.10 Maximum Lot Coverage

The maximum lot area which may be covered by main buildings shall be as follows:

<u>Multi-Dwelling Structure</u>	<u>Maximum Net Building Coverage</u>
2 story or less .....	30%
3-5 story .....	30%
6-8 story .....	25%
9-12 story .....	20%
13 story and over .....	17%

5.12.11 Height Regulations

Houses and duplexes shall not exceed 36 feet in height. The height of multi-dwelling structures approved as a Use on Review by the Metropolitan Planning Commission shall be determined by the Planning Commission. The height of other main buildings shall be unlimited. Accessory buildings shall not exceed eighteen feet in height; provided, however, the eighteen feet height limitation may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen feet in height.

5.12.12 Off-Street Parking

As regulated in Section 3.50 of these regulations, except as provided for in Section 5.12.09, above.