

- b. Minimum depth of front yard - 30 feet (the minimum setback requirement shall not apply to overhead canopies (open on four sides) utilized for automotive refueling systems ancillary to service stations, or convenient shops. In no case however, shall said canopies be located within ten (10) feet of any fronting property line.
- c. Minimum depth of rear yard - 20 feet
- d. Minimum width of side yards:
  - 1-Story Building. . . . . 15 feet
  - 2-Story Building. . . . . 20 feet
  - 3-Story Building. . . . . 25 feet
- e. Within the district, building heights may exceed those as provided for in section 11-311, Maximum Building Height. The maximum building height shall not exceed six stories or seventy feet provided however, the following requirements are met:

**1. Setbacks:**

- front yard. . . 30' plus .5' ft. increase for each foot of building height over forty (40) ft
- side yard . . . 15' plus .75' ft. increase for each foot of building height over forty (40) ft
- rear yard . . . 15' plus .5' ft. increase for each foot of building height over forty (40) ft

**2. Buffer area:** A minimum buffer/landscape area shall be provided along the periphery of the site at a minimum of 2' for each story of building or for each 10' of building height, whichever is greater. The buffer area shall be used exclusively for landscaping.

*(Addition recommended by the Lenoir City Regional Planning Commission at the March 5, 1996 meeting, and approved by Lenoir City City Council on April 8, 1996.)*

**ZONED FOR** →

**11-413. R-1-S, Single Family Residential District.** Within the R-1-S District, as shown on the Zoning Map of Lenoir City, Tennessee, the following regulations plus other applicable provisions of this zoning code shall apply:

- 1. Permitted uses and structures
  - a. Single family.
  - b. Accessory uses and buildings, provided such uses are incidental to the principal use.
  - c. Customary home occupations provided the conditions in Section 11-603 are met.
  - d. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
  - e. Single real estate signs advertising the sale, rental, or lease of only the premises on which they are located, provided that they are not over four (4) square feet in area, and placed at least six (6) feet from all lot lines and street rights-of-way. Nameplates and single signs identifying home ownership or address, on-premise

customary home occupations, provided the requirements of Section 11-604 are met.

2. Uses and structures permitted as special exceptions by the Board of Zoning Appeals. The following uses may be permitted as special exceptions after review and approval by the board in accordance with Section 11-806.
  - a. Municipal, county, state, or federal uses, except general office buildings.
  - b. Public utilities and facilities, except storage and warehousing areas.
  - c. Cemeteries, churches, or other semi-public uses.
  - d. Hospitals and medical clinics.
  - e. Philanthropic institutions and clubs, except a club, the chief activity of which is customarily carried out as a business.
  - f. Public parks and golf courses, and country clubs.

No permit shall be issued except with the written approval of the Board of Zoning Appeals and subject to such conditions as the board may require in order to preserve and protect the character of the district in which the proposed use is located.

3. Prohibited uses and structures. Mobile homes and any use not specifically permitted or permitted as a special exception upon review and approval by the board is hereby prohibited. (Mobile homes may be permitted for medical hardship variances by the Board of Zoning Appeals).
4. Area regulations. The principal building shall be located so as to comply with the following requirements:
  - a. Minimum lot area for single family dwelling units served by public water and sewer systems - 15,000 square feet.
  - b. Minimum lot area for single family dwelling unit not served by public sewer system shall be dependent upon health department approval after appropriate soils tests have been conducted, but in no case shall the lot area be less than 15,000 square feet.
  - c. Minimum lot width at building setback line - 100 feet.
  - d. Minimum depth of front yards - 30 feet.
  - e. Minimum depth of rear yards - 35 feet.
  - f. Minimum width of side yards:

1-Story Building. . . . .	10 feet each side
2-Story Building. . . . .	15 feet each side
3-Story Building. . . . .	20 feet each side
  - g. No building shall exceed three (3) stories or forty (40) feet in height except as provided in Section 11-506.

5. Site development standards for required yards. The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees or otherwise landscaped; and maintained in good order so as to prevent unnecessary soil erosion and maintain aesthetic appeal.
6. Parking, storage, and use of automobile, major recreation equipment or trucks. Same as Section 11-403.
7. Location of accessory buildings.
  - a. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard and shall be at least five (5) feet from all lot lines and from any other building on the same lot.
  - b. Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.
8. Continuance and Replacement of Nonconforming Mobile Homes. An owner of an existing lot of record with a mobile home will be permitted to replace a destroyed mobile home with another, or may replace said structure if said replacement occurs within 30 days following the removal of the existing mobile home.

**11-414. HZ, Historical Overlay District.** The Historic Overlay District (HZ) shall be an additional zone overlapping any of the zoning districts of the zoning ordinance and shall be so delineated on the zoning map so as to distinguish that portion of any zoning district to which the Historic Overlay District (HZ) designation shall apply. The requirements of the Historic Overlay District (HZ) shall be in addition to other zoning district requirements and when in conflict with other zoning district requirements, shall prevail over other requirements of any zoning district or portions thereof which are within the designated (HZ) district.

Changes to the exterior of any building or structure or the demolition of any building or structure in the Historic Overlay District (HZ) shall require the approval of a certificate of appropriateness by the Lenoir City Board of Zoning Appeals (BZA).

The Board of Zoning Appeals (BZA) shall review proposed work based on the U.S. Secretary of Interior's Standards for Rehabilitation in addition to other locally adopted design guidelines.

Applications for certificates of appropriateness shall be submitted to the Lenoir City Building Official at least ten (10) days prior to the monthly meeting of the Board of Zoning Appeals. A certificate of appropriateness shall be required prior to the issuance of a building permit. A certificate shall expire six months after its date of issuance.

Some minor work does not require a certificate of appropriateness and may be approved by the Lenoir City Building Official. Minor work is defined as exterior changes that do not involve substantial alterations, additions, or removals that could impair the integrity of the property. The following changes are considered minor work:

1. Storm windows which have a painted or baked enamel finish, providing colors match window trim.
2. Normal size television and radio antennas.