

Zoning Information- Dogwood Grove

According to the City of Signal Mountain, the subject property is zoned as RE (Residential Estate District).

For additional information, feel free to contact the City of Signal Mountain at (423) 886-2177 or visit their website at www.signalmountaintn.gov.

614 Residential Estate District (R-E) (Ord. No. 95-9, 11/21/95)

614.01 The regulations set forth in this article shall apply to the district designation of the R-E Residential Estate District. The R-E District is intended to promote the preservation and establishment of areas for Low-Density Residential Development with a minimum lot size of a lot that will have a septic tank for sewage disposal shall be determined by the number of bedrooms in the house to be built, on such lot as follows:

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|--------------|--|
| 1, 2 or3 BDR | 21,780 square feet |
| 4 BDR | 25,000 square feet |
| 5 BDR | 32,670 square feet |
| 6 BDR | 37,670 square feet |
| Over 6 BDR | 5,000 square feet per additional bedroom |

The larger minimum lot sizes for lots where houses will be built that will have more bedrooms than 3 that are specified above apply only to lots on septic tanks, not lots on public sewers. For lots on public sewers, the minimum lot size shall be 21,780 square feet. (Amended 1-20-99)

The minimum frontage of each lot shall be one hundred (100) feet, except a minimum of seventy-five (75) feet on a cul-de-sac. The minimum lot depth shall be one hundred (100) feet. (Added 1-20-99)

The R-E District is also intended to provide opportunities for personal recreational uses and the non-commercial use of a few animals for parcels with a minimum lot size of three (3) acres, subject to approval by the Board of Zoning Appeals.

614.02 Permitted Uses
(Ord. No. 95-9 - 11/21/95; Amended 10 – 2004)



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- (1) Single-family detached dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis;
- (2) Guest houses;
- (3) Private garages and parking areas;
- (4) Barns, stables, outbuildings and riding rings (for private use only);
- (5) Outdoor recreation facilities exclusively for the use of the residents;
- (6) Satellite dish receiving antennae;
- (7) Schools, day care centers or kindergartens operated by governmental units or religious organizations;
- (8) Parks, playgrounds and community buildings;
- (9) Golf courses, except driving ranges, miniature courses and other similar commercial operations;
- (10) Fire stations and other public buildings;
- (11) Churches;
- (12) Accessory uses and buildings customarily incidental and subordinate to the above;
- (13) Schools, day care centers or kindergartens, except those operated by governmental units or religious organizations, except that such uses shall require a special permit under the terms of Article XII of this Ordinance;
- (14) Day care homes;
- (15) Home occupation (See Section 303 of this Ordinance)

614.03

Height and Area Regulations

(Ord. No. 95-9 11/21/95; Amended 1-20-99 and 10 – 2004))

- (1) The minimum lot width measured at the building line shall be one hundred (100) feet. The minimum lot depth shall be one hundred (100) feet.
- (2) The yard requirements shall be as follows:
 - (a) Front yards:
 - (1) There shall be a required front yard of not less than forty (40) feet.
 - (2) On corner lots the front yard requirement shall apply to the side street side yard. The buildable area on a "lot of record" shall not be reduced to less than sixty (60) feet by this requirement
 - (3) On a corner lot, no structure, planting, sign or object of natural growth which obstructs visibility shall be placed or permitted to remain within a triangle formed by connecting the three (3) points



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which are the intersection of the extension of the adjacent rights of way and the points fifty (50) feet from the intersection, along each right of way line. A structure, planting, sign or object of natural growth, excluding trees, between the height of thirty (30) inches to ninety six (96) inches shall be deemed as obstructing visibility. This measurement shall be made from the top of curb.

(b) Side Yards:

There shall be a side yard on each side of the building(s) of not less than fifteen (15) feet.

(c) Rear Yards:

There shall be a required rear yard of not less than twenty-five (25) feet.

- (3) The building height of any building shall not exceed thirty-five (35) feet, except that a building may exceed those height regulations provided that for every one (1) foot of additional height over thirty-five (35) feet the building shall be set back one (1) additional foot from all property lines, provided, however, that in no event shall the building height of any building exceed forty (40) feet. Such building height limitation shall not apply to chimneys, flagpoles, radio and television antennae or aerials, and water tanks in the Residential Estate District; provided they comply with the provisions of all pertinent codes and ordinances, and further, that they are located a distance equal to their own height plus ten (10) feet from the nearest property line. (Amended 10 – 2004).
- (4) The maximum number of principal buildings permitted shall be as follows:
- (a) Residential uses shall be limited to one (1) principal building per lot plus one (1) quest house or employee quarters.
- (b) Permitted uses, other than residential, shall have no limitations on the number of buildings, but the aggregate of all buildings shall not cover more than twenty five (25) percent of the entire lot area.

614.04

Parking Regulations

(Ord. No. 95-9 11/21/95)

Off-street parking shall be provided on the same lot as the structure or on a Residential Estate District lot adjacent to the lot on which the structure of use is located in accordance with the following requirements:



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- (1) Single-family dwellings: two (2) parking spaces.
- (2) Municipal, state or other governmental uses: one (1) parking space for every ten (10) seats or each two hundred (200) square feet of gross floor area, whichever is greater.
- (3) Public utilities: one (1) parking space for each two hundred (200) square feet of office space.
- (4) Golf courses: one (1) parking space for each three (3) members.
- (5) Places of worship:
 - (a) One (1) parking space for each five (5) seats provided in the main auditorium for every new place of worship.
 - (b) One (1) parking space for each five (5) seats provided in a new main auditorium construed by an existing place of worship.
 - (c) One (1) parking space for each five (5) additional seats added to an existing place of worship.
- (6) Any permitted uses not specifically listed: one (1) parking space for every two hundred (200) square feet of gross floor area.

614.05

Accessory Building

(Ord. No. 95-9 - 11/21/95)

- (1) No accessory building shall be located in the required yards.
- (2) Accessory buildings shall not exceed thirty-five (35) feet in height as measured at their highest point above grade.
- (3) All parts of all accessory buildings shall not be located closer than fifteen (15) feet to the principal building.

614.06

In-ground Swimming Pools

(Ord. No. 95-9 - 11/21/95)

In-ground swimming pools shall be located behind the front line of the principal building, a minimum of five (5) feet from all property lines and recorded easements.

614.07

Criteria for Livestock and Other Animals (Ord. No. 95-9 - 11/21/95)

The RE District is also intended to provide opportunities for personal recreational uses and the non commercial use of a few animals for parcels with a minimum lot size of three (3) acres, subject to approval by the Board of Zoning Appeals.

- (1) All livestock and other animals shall be for private use only; there shall be no commercial operation permitted.
 - (a) The minimum lot size for horses shall be:



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- (1) For one (1) horse there shall be a three (3) acre site.
 - (2) For each additional horse, there shall be an additional two (2) acres required.
- (2) Livestock and other farm animals, other than horses, may be permitted by special exception from the Board of Zoning Appeals, subject to the following criteria:
 - (a) The minimum lot size shall be three (3) acres.
 - (3) The minimum frontage and yard area for the uses permitted in this section shall be:
 - (a) Street frontage: one hundred fifty (150) feet
 - (b) Front Yard: sixty (60) feet
 - (c) Side Yard: twenty five (25) feet
 - (d) Rear Yard: fifty (50) feet
 - (4) When property zoned R E Residential Estate borders any other zoning district, all animals, except dogs and cats shall be fenced or otherwise restricted from being closer than sixty (60) feet to the joint property line, except along lot lines which border a public street right of way.
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