

**2.1.1. R-1 low density residential district.**

A. *General description.* This is the most restrictive residential district intended for low density residential land uses. Additional permitted uses, by review of the planning commission, include related noncommercial, recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

B. *Permitted principal and accessory uses and structures.* Property and buildings in an R-1 low density residential district shall be used only for the following purposes:

1. Houses, but not including trailer houses or mobile homes.
2. Utility substations, easements, alleys and rights-of-way, and transportation easements, alleys and rights-of-way.
3. Accessory uses, subject to the provisions of article V, section 4.
4. Accessory buildings and structures, subject to the provisions of article V, section 4.C.
5. Signs, as regulated in article V, section 10.
6. Agricultural crops, but not the raising of farm animals or poultry.

C. *Uses and structures permitted on review.* The following uses may be permitted on review by the planning commission in accordance with provisions contained in article VII, section 5:

1. Churches or similar places of worship, with accessory structures, but not including missions or revival tents.
2. Elementary or high schools, public or private.
3. Parks, playgrounds and playfields, and neighborhood and municipal buildings and uses in keeping with the character and requirements of the district.
4. Libraries, museums, and historical monuments or structures.
5. Plant nursery in which no building or structure is maintained in connection therewith.
6. Country clubs with eighteen-hole golf course having grounds of not less than one hundred forty (140) acres, or country club with nine-hole golf course having grounds of not less than sixty (60) acres, but not miniature golf courses or driving ranges operated for commercial purposes.
7. Cemeteries.
8. Home occupation as regulated in article V, section 12.
9. Community swimming pool as regulated in article V, section 16.
10. Duplexes.
11. Clubhouse for a civic, nonprofit organization such as a garden club, women's club or a local community club. Off-street parking shall be provided as specified for private clubs in article V, section 7.
12. Private day nurseries and kindergartens as regulated in article V, section 3.
13. Commercial telecommunications towers.
14. Accessory buildings and structures, subject to the provisions of article V, section 4.C and D, with building coverage that does not exceed the building coverage of the principal building, but exceeds the maximum size for a single accessory building as a permitted use.

D. *Prohibited uses.*

1. Storage facilities for class 1 flammable and combustible liquids (as defined by the National Fire Prevention Code) having an aggregate total of more than fifteen (15) gallons, but excluding storage facilities which are part of a motorized vehicle or pleasure craft. These requirements do not apply to storage on a construction site where such materials are to be used.

E. *Area regulations.*

1. *Front yard.*
  - a. For dwellings, the minimum depth of the front yard shall be twenty-five (25) feet and in no case shall an accessory building be located or extend into the front yard.
  - b. Churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall have a front yard setback of thirty-five (35) feet.

2. *Side yard.*

a. For a single-story dwelling located on an interior lot, side yards shall be not less than eight (8) feet in width; however, the sum of two (2) side yards shall not be less than twenty (20) feet.

For dwellings of more than one (1) story there shall be a side yard requirement of not less than twelve (12) feet.

b. For unattached buildings of accessory use, there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to [be] set back more than five (5) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front lot line.

c. Churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall [be] set back from all side lot lines a distance of not less than thirty-five (35) feet.

3. *Rear yard.*

a. For main buildings there shall be a rear yard of not less than twenty-five (25) feet.

b. Unattached buildings of accessory use shall not be located closer to any rear lot line than five (5) feet.

4. *Lot width.*

a. For all dwellings there shall be a minimum lot width of seventy-five (75) feet at the front building line, and such lot shall abut for a distance of not less than twenty-five (25) feet on a public street or an approved permanent easement giving access to a public street which meets the requirements for a permanent easement as set forth in the Knoxville-Knox County Minimum Subdivision Regulations, section 64-24.

b. For lots having a width of not more than one hundred fifty (150) feet, the lot length shall be not greater than three (3) times the lot width.

5. *Intensity of use.*

a. For each house, and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than seven thousand five hundred (7,500) square feet.

b. For each duplex, and building accessory thereto, served by a sanitary sewer system, there shall be a lot area of not less than fifteen thousand (15,000) square feet.

c. For those dwellings and buildings accessory thereto not served by a sanitary sewer system there shall be a minimum lot area of twenty thousand (20,000) square feet per dwelling unit; however, a greater area may be required based on recommendations by the health department because of inadequate percolation.

d. 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 article V, section 7; provided, however, that the lot area for a church shall be not less than thirty thousand (30,000) square feet.

6. *Maximum lot coverage.*

a. Principal residential and accessory buildings shall cover not more than thirty (30) percent of the lot area.

b. Other principal nonresidential and accessory buildings shall cover not more than twenty-five (25) percent of the lot area.

F. *Height regulations.* No main building shall exceed thirty-five (35) feet in height, except as provided in article V, section 5. Accessory buildings shall not exceed fifteen (15) feet in height.

(Ord. No. O-96-81, § 1, 5-26-81; Ord. No. O-69-82, § 1, 3-16-82; Ord. No. O-750-93, § 1, 12-21-93; Ord. No. O-231-94, § 1 (II), 6-21-94; Ord. No. O-526-94, § 1(II), 12-6-94; Ord. No. O-197-96, § 1, 7-2-96; Ord. No. O-629-98, § 1, 12-15-98; Ord. No. O-439-99, § 1, 10-19-99; Ord. No. 176-06, § 1, 8-29-06; Ord. No. O-139-07, § 1, 6-19-07; Ord. No. O-40-08, § 1, 2-26-08; Ord. No. O-129-08, § 1, 6-17-08; Ord. No. O-243-08, § 1, 12-30-08; Ord. No. O-70-09, § 1, 5-5-09)

**Note:** Former Art. IV, § 2.