

ARTICLE VII. PROVISIONS GOVERNING USE DISTRICTS

701. R-1 (Low Density) Residential. It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for family life and to prohibit all business activities. In order to achieve the intent of the R-1 (Low Density) Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

- 701.1. Single family residences;
- 701.2. Customary general farming;
- 701.3. Customary home occupations provided that: only one person, not a resident of the dwelling is employed; not more than 25 percent of the total floor area of the dwelling is used for the business; and there is no external evidence of the occupation except one identification sign. This sign shall contain no more than four (4) square feet of total sign area; may list only the name and address of the home occupation; shall not be illuminated by either external or internal means, and may be either wall-mounted or free-standing, provided that free-standing signs shall not exceed three (3) feet in height.
- 701.4. Public owned buildings and uses, schools offering general education, and churches provided that:
 - 701.4.1. The location of these uses shall first be reviewed by the Greeneville Planning Commission;
 - 701.4.2. The buildings are placed not less than fifty (50) feet from the side and rear property lines;
 - 701.4.3. There are planted buffer strips along side and rear property lines.
- 701.5. Customary accessory buildings provided that they are located in rear yards and not closer than five (5) feet to any property line.

701A. R-SF1 (Low Density) Residential. The intent of and land uses permitted in this district shall be as for the R-1, Low Density Residential District.

701B. R-SF2 (Low Density) Residential. The intent of and land uses permitted in this district shall be as for the R-1, Low Density Residential District.

702. R-1A (Low Density) Residential. It is the intent of this district to establish low density residential areas along with open space which appears likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for single family and two family development and to prohibit all business activities. In order to achieve the intent of the R-1A (Low Density) Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee the following uses are permitted:

- 702.1. Any use permitted in the R-1 (Low Density) Residential District;
- 702.2. Two family dwellings.

703. R-2 (Medium Density) Residential. It is the intent of this district to provide areas for single and multi-family dwellings; to encourage development and continued use of the land for residential purposes, to prohibit business and industrial use and other uses which would interfere with development or continuation of single or multi-family dwellings. In order to achieve the intent of the R-2 (Medium Density) Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted.

- 703.1. Any use permitted in the R-1A Residential District;
- 703.2. Multi family dwellings;
- 703.3. Boarding and rooming houses
- 703.4. Independent and semi-independent housing (REVISED 5/19/99)

704. R-3 (Medium Density) Residential. It is the intent of this district to establish medium density residential areas which will provide for single and multi-family units and maintain open areas. In order to achieve the intent of the R-3 (Medium Density) Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

704.1. Any use permitted in the R-2 (Low Density) Residential area.

704.2. Day care centers upon approval of a site plan by the Building Official and the issuance of a letter of approval by the Department of Human Services.

704.3 Life-care facilities (**REVISED 5/19/99**)

705 A. R-4 (High Density) Residential. It is the intent of this district to provide areas for high density residential development plus open areas where similar development is likely to occur. Professional services are permitted in the district provided that they meet applicable standards, and are limited so as not to encourage general business activity. In order to achieve the intent of the R-4 (High density) Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

705.1. Any use permitted in the R-3 Residential District;

705.2. Medical clinics and hospitals, funeral homes, fraternal organizations and clubs not operated for profit, nursing homes, offices for doctors, lawyers, dentists, architect, real estate agencies, insurance agencies and similar uses provided that;

705.2.1. They shall be located on arterial or collector streets;

705.2.2. The buildings shall be placed not less than fifty (50) feet from all property lines;

705.2.3. There is a planted buffer strip erected on side and rear property lines.

705.3. Existing buildings may be utilized provided that the provisions of this ordinance are met as closely as possible and that:

705.3.1. No parking shall be allowed in front yards;

705.3.2. A site plan is reviewed and approved by the Building Official.

705.4. Publicly supported low income housing for the elderly shall be allowed and exempt from the density of use and off-street parking requirements of this ordinance provided that:

705.4.1. A site plan is reviewed and approved by the planning commission;

705.4.2. All buildings shall meet front, side, and rear yard requirements;

705.4.3. The site shall be located on arterial or collector streets;

705.4.4. The site shall be separated from abutting properties by a plant or fence buffer strip as determined by the building official; and

705.4.5. Parking facilities shall be provided and such facilities shall be approved by the planning commission.

705 B. SR District (Special Residential). See Article XVII.

706. M-R District (Medical Residential). It is the intent of this district to provide an area for residential and medical facilities and to continue the use of land within this district for this purpose; to prohibit the use of land for business and/or industrial activities and other land use which would interfere with the character of this Medical Residential District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

706.1. Single family dwellings, two family dwellings, medical and dental clinics, clinical laboratories, nursing homes, convalescent homes, drug stores, parking lots, office or studies of the following professional occupations, chiropractor, dentist, physical therapists, optometrist, osteopath and physicians.

707. H-1 Historical. It is the intent of this district to preserve the historic sites and buildings of the Town of Greeneville as a part of the educational and patriotic heritage of future generations.