

ARTICLE 5
ZONE REGULATIONS

5.10 EXCLUSIVE RESIDENTIAL (RAE)

5.10.01 General Description

This zone provides only for residential areas with low population densities. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the low density residential environment.

5.10.02 Uses Permitted

In any Exclusive Residential (RAE) Zone 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. Houses.
- B. Accessory uses and buildings.
- C. Gardening and horticulture, but not on a commercial basis.
- D. 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 performance of services in which they are authorized to engage.
- E. Demolition landfills less than one (1) acre in size subject to Article 4, Section 4.80.01 A.

F. Yard sales and rummage sales

5.10.03 Uses Permitted on Review

- A. Commercial telecommunications towers.

5.10.04 Area Regulations

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

5.10.05 Front Yard

- A. For dwellings 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.

5.10.06 Side Yard

- A. For single story dwellings, located on interior lots, side yards shall be not less than eight feet in width.
- B. For dwellings of more than one story there shall be side yards of not less than twelve feet each.
- C. 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.

5.10.08 Rear Yard

- A. For main buildings there shall be a rear yard of not less than twenty-five feet.
- B. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

5.10.09 Lot Width

- A. Where dwellings are served by a sanitary sewer system there shall be a minimum lot width of seventy-five feet at the front building line.
- B. Where dwellings are not served by a sanitary sewer system there shall be a minimum lot width of one hundred feet at the front building line.

5.10.10 Intensity of Use

- A. Not more than one house shall be permitted on any lot.
- B. For each dwelling, and buildings 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 dwelling 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 lot area may be required based on recommendations by the Health Department.
- D. For those dwellings and buildings accessory thereto not served by a public water supply a minimum lot area as prescribed in the Knoxville-Knox County Subdivision Regulations, shall be provided.

5.10.11 Maximum Lot Coverage

Main and accessory buildings shall cover not more than thirty percent of the lot area.

5.10.12 Height Regulations

No main building shall exceed three stories or thirty-five feet in height. 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.

5.10.13 Off-Street Parking

As regulated in Section 3.50 of these regulations.