

3. Where a district boundary divides a lot existing at the time the zoning code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portion of said lot as is not more than fifty (50) feet within the more restricted district.

11-403. R-1, Low Density Residential District. Within the R-1 District, as shown on the Zoning Map of Lenoir City, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures.
 - a. Single family residences and two-family dwellings.
 - b. Mobile homes provided they comply with Section 11-606.
 - c. Accessory uses and buildings, provided such uses are incidental to the principal use.
 - d. Customary home occupations provided the conditions in Section 11-603 are met.
 - e. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
 - f. 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 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. Any use not specifically permitted or permitted as a special exception upon review and approval by the Board is hereby prohibited.
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 two-family dwelling units served by public water and sewer systems - 20,000 square feet.
 - c. 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; for two-family dwelling unit the minimum lot area if not served by a public sewer system shall be 20,000 square feet but may be increased if required by appropriate soils test conducted by the Health Department.
 - d. Minimum lot width at building setback line - 100 feet.
 - e. Minimum depth of front yards - 30 feet.
 - f. Minimum depth of rear yards - 35 feet.
 - g. 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
 - h. 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. Off-street automobile parking spaces as required in Section 11-308 of this ordinance shall be provided.

No vehicle or trailer of any kind or type without current license plates, shall be parked or stored on any lot other than in a completely enclosed building.

No major recreational equipment (including boats and boat trailers, travel trailers, partial travel trailer units, and the like, and cases or boxes used for transporting such whether occupied by such equipment or not) shall be parked or stored on any lot except in a carport or enclosed building or behind the nearest portion of a building to a street, except for periods not to exceed the forty-eight (48) hours during loading or unloading. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

No truck of a rated capacity of greater than three-fourths ton nor any heavy equipment may be parked on any lot or in the public right-of-way adjacent to any lot over night nor stored or parked while loading or unloading for periods in excess of forty-eight (48) hours except in an enclosed building.

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.

11-404. R-2, Medium Density Residential District. Within the R-2, Medium Density Residential District, as shown on the Zoning Map of Lenoir City, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures.

- a. Single-family and multiple family dwellings; rental offices for multi-family units.
- b. Mobile homes provided they comply with Section 11-606.
- c. Accessory uses and buildings, provided such uses are incidental to the principal use.
- d. Customary home occupations, provided the conditions in Section 11-603 are met.
- e. Horticulture, including forestry not involving advertising, display, or public sale of products on the premises.
- f. 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 and structures may be permitted as special exceptions after review and approval by the Board in accordance with 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;