

District	Slope	Minimum Allowances			Minimum Setbacks			Height Limits		
Zone	Average Slope of Lot (%)*	Minimum Lot Area	Density	Frontage Width	Front	Side	Rear	Average	Maximum**	
R-1 & R1-A	0% to 19%	15,000 s.f. (.34 acre)	FAR 0.5	50 ft.(1)	25 ft.(2)	15 ft.(4)	20 ft.	36 feet	48 feet (3)	
R-2 & R-2A	20% to 29%	32,671 s.f. (3/4 acre)	FAR 0.5	50 ft.(1)	25 ft.(2)	15 ft.(4)	20 ft.	48 feet	60 feet (3)	
R-3	30% to 49%	43,560 s.f. (1 acre)	FAR 0.5	50 ft.(1)	25 ft.(2)	15 ft.(4)	20 ft.	36 feet	48 feet (3)	
	50% +	87,120 s.f. (2 acres)	FAR 2.0		10 ft.	0 ft.	0 ft.	48 feet(5)	60 feet (3)(5)	
C-1			FAR 2.0		15 ft.	0 ft.	0 ft.	72 feet	84 feet (3)	
C-2			FAR 0.5		30 ft.	10 ft.	20 ft.	24 feet	36 feet (3)	
C-3			Subject to Planned Unit Development Requirements						48 feet	60 feet (3)
C-4			FAR 0.5		30 ft.	10 ft.	20 ft.	24 feet	36 feet (3)	
C-5			FAR 0.5					48 feet	60 feet (3)	
C-6		Planned Golf Resort	FAR 0.5					48 feet	60 feet (3)	
EC			FAR 2.0		10 ft.	0 ft.	0 ft.	48 feet	60 feet (3)	
OVERLAY DISTRICTS:										
FP-1	Subject to underlying district requirements.									
C-A	Subject to underlying district requirements.									
CSFZ	Subject to underlying district requirements.									
HOD	Subject to underlying district requirements.									

Average Slope: $S = (.0029)(I)(L)/A$
(S=Slope) (I=Contour Intervals) (L=Length of Contour Lines) (A=Lot Area in Gross Acres)

* Average slopes in excess of 30% grade as verified by a licensed surveyor or engineer, shall require a certified analysis and site specific recommendation from a registered soils engineer (geotechnical engineer) licensed to practice in the State of Tennessee.

** Maximum height shall be determined from the lowest, adjacent finished grade to the roof height as determined by this ordinance.

Footnotes:

- All lots with natural average slopes of 30% and greater, must have a minimum of 100 feet of street frontage.
- May be reduced to 10 feet if fronting on a 50 ft. right-of-way, 15 feet on a 40 ft. right-of-way, and 20 feet on a 30 ft. right-of-way if the natural topography is thirty(30) percent or greater, and the on-site parking and turnaround area is maintained per ordinance requirements.
- No portion of the building may extend above this line, except steeples, elevator shafts, stairways and similar structures; and that portion of the roof above the average roof height when the average original grade is 30 percent or greater.
- An additional 7.5 feet of side yard setback shall be required for each additional building floor above two (2) stories, up to a 25' side yard setback.
- The C-2 District height limits may be utilized by developments in the C-1 District, if the development meets the on-site parking requirements of Article IV, Section 402, of this ordinance, and provides open space area/s within the property boundaries of the development.