

Distances not specifically indicated on the official zoning map shall be determined by the scale of the map. Questions concerning the exact locations of the district boundaries shall be resolved by the board of zoning appeals.

Where a district boundary divides a lot existing at the time the zoning code was adopted (1977) and the major portion of said lot is in the less restricted district may extend as well to such portions of said lot that is not more than twenty (20) feet within the more restricted district.

**11-403. Application of District Regulations.** The regulations set by this code within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land. No building or structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected or altered to exceed the height or bulk; to change occupancy; to accommodate or house a greater number of families; to occupy a greater percentage of lot area; or to have narrower or smaller rear yards, front yards, side yards, or other open space; than herein required.

No part of a yard or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this ordinance, shall be included as part of a yard, open space, or off-street parking and loading space similarly required for any other building. No yard or lot existing at the time of passage of this code (1977) shall be reduced in dimension or area below the minimum requirements as set forth herein. Yards or lots created after the effective date of this code shall meet at least the minimum requirements established by this code.

**11-404. R-1, Low Density Residential District.** Within the R-1, Residential District, as shown on the Zoning Map of Vonore, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Uses Permitted:
  - a. Single-family and two family dwellings, but excluding mobile homes.
  - b. Accessory uses and buildings, provided that such uses are incidental to the principal use.
  - c. Customary home occupations, provided that the conditions in Section 11-603 are met.
  - d. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
  - e. 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.

- f. Name plates and single signs identifying home ownership or address, on-premise customary home occupations, provided the requirements of Section 11-604 are met.

2. Special Exceptions. The following uses may be permitted after review and approval by the board of zoning appeals.

- a. Public utilities and facilities, except storage and warehousing area.
- b. Cemeteries, churches, and other semi-public uses.
- c. Hospitals and medical clinics.
- d. Philanthropic institutions and clubs, except a club, the chief activity of which is customarily carried out as a business.
- e. Public parks and golf courses, and country clubs.
- f. Educational institutions.
- g. Nursing homes:
  - 1) All federal, state, and local regulations must be met.
  - 2) A site plan is required, drawn by a licensed surveyor, with lot boundaries, building dimension, a drainage plan, water and sewer lines and sizes shown, number of fire hydrants, number of beds, setbacks, parking areas and sizes, signage, landscaping equivalent to ten percent of the front yard area, ingress and egress locations with widths, site distance of at least two hundred feet at the egress intersection with the roadway.
  - 3) There shall be one parking space per employee per shift and one visitor space per three beds.
  - 4) The planning commission may impose additional access, drainage, site planning requirements as may relate to the health, safety and welfare of the clients.
  - 5) No nursing home shall be allowed if not connected to public water and public sewer.

- 6) No nursing home shall be permitted whose plans do not meet the National Fire Code.  
  
A minimum of two usable fire hydrants are required per building.
- 7) A plan must be submitted showing the handling and disposal of any contaminant wastes with the submission of the site plan.
- 8) A detailed description of any combustible materials contained or used on site must be submitted with the site plan.

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. Area Regulations. The principal building shall be located so as to comply with the following requirements.
  - a. Minimum lot area for single family dwellings served by public water and sewer systems: 15,000 square feet.
  - b. Minimum lot area for single family dwellings served by public water, but not public sewer: 20,000 square feet.
  - c. Minimum lot area for single family dwellings not served by public water and sewer: 32,000 square feet.
  - d. Minimum lot area for two family dwellings served by public water and sewer systems: 20,000 square feet.
  - e. Minimum lot area for two family dwellings served by public water, but not public sewer: 25,000 square feet.
  - f. Minimum lot area for two family dwellings not served by public water and sewer: 40,000 square feet.
  - g. Minimum lot width at building setback line: 100 feet.
  - h. Minimum depth of front yard: 30 feet.
  - i. Minimum depth of rear yard: 20 feet.
  - j. Minimum depth of side yards: 12 feet.

- k. No building shall exceed three (3) stories or forty (40) feet in height except as provided in Section 11-504.
4. 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 buildings on the same lot.
  - b. Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.
5. Side Yards on Corner Lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty-five (25) feet for the side facing street.
6. Building Area. On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of such lot.
7. Off-Street Parking. As regulated in Section 11-309.

11-405. **R-2, High Density Residential District.** Within the R-2, Residential District, as shown on the Zoning Map of Vonore, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply.

1. Uses Permitted
- a. Single-family and two-family dwellings.
  - b. Mobile homes, provided they meet the requirements in Section 11-606, and further provided that not more than one mobile home shall be permitted on a lot except in mobile home parks as regulated in Section 11-606.
  - c. Accessory uses and buildings, provided that such uses are incidental to the principal use.
  - d. Customary home occupations, provided that 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