

3-101.2 District Purposes

1. [A-2, Rural Agricultural and Open Space District](#) - These districts are designed to provide suitable areas for the growing of crops, animal husbandry, dairying, forestry, and other similar intensive agricultural activities, which generally occur and characterize rural rather than urban areas. These districts are designed, furthermore, to provide for very low-density residential development generally on unsubdivided tracts of land. In addition, these districts may include areas and lands not suited by reason of soil, geologic, topographic, or other limitations for development. These districts also include community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an open environment without creating objectionable or undesirable influences that are incompatible with a rural environment. These districts shall also provide for single-family residential detached dwellings, residential accessory structures, customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

2. [A-1, General Agricultural/Estate Residential District](#) - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings and such other structures as are customary and accessory, thereto. The intensity of development permitted within these districts is directly related to the availability of public water service. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts provide for large tracts and open space on the fringe of higher densities of residential development and may transition into other districts as development evolves. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix) and singlewide mobile homes on individual parcels.

3. [AR, Agricultural, Rural Residential and Light Recreational District](#) - These districts are designed to provide suitable areas for single-family residential development located within a rural environment. Residential development consists of single-family residential detached dwellings, manufactured homes located on individual parcels, and other such structures as are accessory thereto. The intensity of development permitted within these districts is directly related to the availability of public water and transportations systems available to serve these lots. These districts also may include community facilities, public utilities, open space uses which serve specifically the residents of these districts or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. These districts may also provide for light recreational uses, such as camping, aquatic and other outdoor recreational activities defined herein, where adequate public infrastructure is available as reviewed and approved by the Regional Planning Commission. These districts shall also provide for customary home occupations and farm employee housing situated on the large farming tracts (see definition in Appendix).

4. [R-1, Low Density/Single-Family Residential District](#) - These districts are designed to provide suitable areas for single-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development consists of single-family detached dwellings and other accessory structures thereto. The intensity of development permitted within these districts is directly related to the availability of public water service and sewage capabilities. These districts also include community facilities, public utilities, and open uses that serve specifically the residents of these districts, or that are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, with supplementary provision and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

5. [R-2, & R-2A, Medium Density Residential District](#) - These districts are designed to provide suitable areas for single-family and two-family residential development within areas that are predominantly characterized by low-density suburban residential development. Residential development will consist of single-family, manufactured homes on individual lots and/or duplex dwellings and other structures that are accessory thereto. These districts also include community facilities, public utilities, and open uses, which serve specifically the residents of these districts, or that, are benefited by an open residential environment without creating objectionable or undesirable influences upon residential developments. Further, it is the intent of this resolution that these districts be located so that the provision of appropriate urban services can be physically and economically facilitated, and so that provision is made for the orderly expansion and maintenance of urban residential development throughout the planning jurisdiction. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that

3-102 USES AND STRUCTURES

3-102.1 General Provisions - Principal uses of buildings or other structures and land have been classified and combined into major classes and activity types in Appendix B, of this resolution. The procedure for interpreting the classes and type of activities is provided in Appendix B, Section 101. TABLE 3-102A, presents a tabulation of uses and structures, which are classified as "principal permitted" (P), "permitted with supplemental provisions" (SUP), "Uses on Review" by the Regional Planning Commission (PC) or "special exception/conditional uses" (BZA) permitted by approval of the Board of Zoning Appeals.

3-102.2 Principal Permitted Uses, (P) - Principal permitted uses are permitted as a matter of right within the district indicated, subject to the general requirements and bulk regulations, such as parking, setbacks, height, lot coverage, et cetera, established for the district wherein the use is located.

3-102.3 Use Permitted with Supplemental Provisions, (SUP) - A use permitted with supplemental provisions is an activity, use or structure which is permitted subject to a finding by the Building Commissioner that the specific standards indicated for the use in question have been met. Only those uses and structures so indicated in TABLE 3-102A, may be allowed within the districts indicated. Supplemental Provisions for review are listed in Appendix B.

3-102.4 "Use on Review" by the Regional Planning Commission, (PC) - This category is concerned with any permitted use, which requires site plan approval from the Regional Planning Commission. Such uses may require additional regulations and restrictions to ensure compatibility with the surrounding existing land uses. Supplemental Provisions for review are listed in Appendix B.

3-102.5 Accessory Uses - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth in Appendix B. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution

3-102.6 Temporary Uses - The temporary uses and structures specified in Appendix B, as permissible within residential and agricultural districts may be permitted for the limited time periods indicated for each such use or activity.

3-102.7 Uses Not Permitted (X) - Any uses or structures not allowable as permitted uses, uses permitted with supplementary provisions, uses on review, temporary uses, accessory uses or conditional uses are prohibited within the various agricultural and residential districts.

3-102.8 Special Exception/Conditional Uses, (BZA) - Any use not specifically allowed as a permitted use, but may be approved as a special exception/conditional use after review and approval by the Board of Zoning Appeals (pursuant T.C.A. Title 13, Chapter 7, Section 109 (2)). The BZA shall hear and decide all such uses permitted by special exception, as so indicated in TABLE 3-102A, after a formal public hearing and with consideration to the development guidelines as stated herein (see Appendices). Upon approval for a special exception as granted by the Board of Zoning Appeals, the applicant shall then seek site plan approval pursuant to Article XII.

**TABLE 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| PRINCIPAL USES AND ACTIVITIES | A-2/A-1 | AR | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
|---|----------------|-----------|------------|-----------------|------------------|------------|
| I. RESIDENTIAL ACTIVITIES | | | | | | |
| A. Permanent | | | | | | |
| 1. Single-Family Detached Dwelling | P | P | P | P | P/P | P |
| 2. Duplex Dwelling | X | X | X | P | P/X | X |
| 3. Single-Family Attached (condominiums) | X | X | X | X | SUP* | SUP |
| 4. Multi-Family (apartments and townhouses) | X | X | X | X | SUP/X | SUP |
| 5. Manufactured Home (singlewide mobile home) | Farm /P | P | X | P/X | X | P |
| 6. Manufactured Home Park (2 or more singlewides) | X | X | X | X | X | PC |
| 7. Open Space Residential Development Plan | PC | PC | PC | PC | PC | X |
| <i>* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.</i> | | | | | | |
| B. Semi-Transient | | | | | | |
| 1. Lodging House | X | X | X | X | X | X |
| 2. Boarding House | X | X | X | X | X | X |
| II. COMMUNITY FACILITIES ACTIVITIES | | | | | | |
| A. Administrative Services | | | | | | |
| 1. Government Offices | P | P | P | P | P | P |
| 2. Civil Defense Facilities | P | P | P | P | P | P |
| 3. Court Buildings | P | P | P | P | P | P |
| 4. Fire Department Facilities | P | P | P | P | P | P |
| 5. Police Department Facilities | P | P | P | P | P | P |
| 6. Post Offices | P | P | P | P | P | P |
| B. Child Care Facilities (5 or more unrelated children) | | | | | | |
| 1. Childcare Center (13+) | X | X | X | X | PC | X |
| 2. Family Childcare Home (5-7 -see accessory use) | SUP | SUP | X | SUP | SUP | X |
| 3. Group Childcare Home (8-12, accessory use) | SUP | SUP | X | X | X | X |
| C. Community Assembly | | | | | | |
| 1. Civic, Social, Fraternal and Philanthropic | SUP | SUP | BZA | BZA | BZA | SUP |
| 2. Private (nonprofit) Clubs, Lodges, Meeting Halls, and Community Centers | SUP | SUP | BZA | BZA | BZA | SUP |
| D. Cultural and Recreational Services <i>(This section applies to all community services and centers that are non-commercial and owned/managed by a governmental entity, religious organization or other Not-For-Profit agency/HOA) Amended 09 17 07</i> | | | | | | |
| 1. Art Galleries (noncommercial) | X | X | X | X | X | X |
| 2. Athletic Associations | X | X | X | X | X | X |
| 3. Libraries (Public/Non-Profit) | P | P | P | P | P | X |
| 4. Museums | P | P | X | X | X | X |
| 5. Parks, Playgrounds and Playfields | SUP | SUP | SUP | SUP | SUP | X |
| 6. Planetariums and Aquariums | SUP | SUP | X | X | X | X |
| 7. Recreation Centers and Gymnasiums (nonprofit) | X | P | X | X | X | X |
| 8. Camp Grounds (non-profit) | X | PC | X | X | X | X |
| 9. Swimming Pools, Marinas, and Beaches | SUP | SUP | SUP | SUP | SUP | SUP |
| 10. Yachting Clubs (private) | SUP | SUP | SUP | SUP | SUP | X |
| 11. Zoological and Botanical Gardens (noncommercial) | SUP | SUP | SUP | X | X | X |
| 12. Other Light Recreational Seasonal Uses | X/SUP | SUP | X | X | X | X |
| E. Educational Facilities | | | | | | |
| 1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools | P | P | P | P | P | P |

TABLE 3-102A (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS

| USES Cont. | A-2/A-1 | AR | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
|--|----------------|-----------|------------|-----------------|------------------|------------|
| F. <u>Essential Public Transport, Utility and Communication</u> | | | | | | |
| 1. Electrical and Gas Substations | P | P | P | P | P | P |
| 2. Pumping Facilities for Water and Sewer Systems | P | P | P | P | P | P |
| 3. Rights-of-Way for All Modes of Transportation | P | P | P | P | P | P |
| 4. Sewage Collection Lines | P | P | P | P | P | P |
| G. <u>Extensive Impact Facilities</u> | | | | | | |
| 1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device | X/PC | PC | X | X | X | X |
| 2. Electricity Generating Facilities | P | P | P | P | P | P |
| 3. Garbage Dumps, Including Sanitary Landfills | X | X | X | X | X | X |
| 4. Major Petroleum and Natural Gas Transmission Lines and Facilities | X | X | X | X | X | X |
| 5. Marine Terminals | X | X | X | X | X | X |
| 6. Military Bases and Reservations | X | X | X | X | X | X |
| 7. Railroad, Bus and Transit Terminals | X | X | X | X | X | X |
| 8. Railroad Yards and Other Transportation Equipment Marshaling and Storage Yards | X | X | X | X | X | X |
| 9. Water and Sewage Treatment Plants | X | X | X | X | X | X |
| H. <u>Health Care Facilities</u> | | | | | | |
| 1. Center for Observation and Rehabilitation | X | X | X | X | X | X |
| 2. Hospitals | X | X | X | X | X | X |
| 3. Medical Clinics | X | X | X | X | X | X |
| I. <u>Intermediate Impact Facilities</u> | | | | | | |
| 1. Cemeteries, Columbariums and Mausoleums | P | P | P | P | P | P |
| 2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools) | X | X | X | X | X | X |
| 3. Marinas and Yacht Clubs (non-profit) | X | X | X | X | X | X |
| 4. Electrical and Gas Substations | P | P | P | P | P | P |
| 5. Golf Courses | PC | PC | PC | PC | PC | X |
| 6. Major Mail Processing Centers | X | X | X | X | X | X |
| 7. Radio, Telephone and Television Towers and Transmission Facilities | PC | PC | PC | PC | PC | PC |
| 8. Water Storage Tanks and Facilities | P | P | P | P | P | P |
| J. <u>Religious Assembly Facilities</u> | | | | | | |
| 1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities | SUP | SUP | SUP | SUP | SUP | SUP |
| III. <u>Commercial/Recreational - Limited – Amended 09 17 07</u> | | | | | | |
| A. <u>Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses</u> | | | | | | |
| 1. Commerical Campgrounds – RVs, Cabins, Campsites | X | PC | X | X | X | X |
| 2. Commercial Golf Courses and accessory uses | P | P | P | P | P | P |
| 3. Commercial Boat Docks, Marinas, and Boat Rental | X | PC | X | X | X | X |
| B. <u>Recreational Sport Shooting Range Facilities</u> Indoor and Outdoor Amended 03/15/10 | X | PC | X | X | X | X |

TABLE 3-102A (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS

| USES Cont. | DISTRICTS | | | | | |
|---|------------------|-----------|------------|-----------------|------------------|------------|
| | A-2/A-1 | AR | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
| K. Special Institutional Care Facilities | | | | | | |
| 1. Detention and/or Correctional Institutions | X | BZA | X | X | X | X |
| 2. Drug and Alcohol Rehabilitation Facilities | X | BZA | X | X | X | X |
| 3. Institutional Care Facilities (including all types of asylums for the psychotic or insane) | X | X | X | X | X | X |
| 4. Half-way Houses (serving convicted felons and substance abusers) | X | X | X | X | X | X |
| L. Special Personal and Group Care Facilities | | | | | | |
| 1. Assisted Living Facilities for Elderly or Handicapped Persons | SUP | SUP | X | X | SUP | SUP |
| 2. Convalescent Homes | SUP | SUP | X | X | X | X |
| 3. Day Care Facilities for Elderly Persons | SUP | SUP | X | X | X | X |
| 4. Family Care Facilities (5 to 7 unrelated adults) | SUP | SUP | X | SUP | SUP | SUP |
| 5. Group Care Facilities (8 to 12 unrelated adults) | SUP | SUP | X | X | X | X |
| 6. Nursing Homes | X | X | X | X | X | X |
| IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES | | | | | | |
| A. Agriculture – General | P | P | P | P | P | P |
| B. Agriculture – Intensive | P | P | X | X | X | X |
| C. Agricultural Services | | | | | | |
| 1. Crop Drying, Storage and Processing Services | P | P | P | P | P | P |
| 2. Crop Planting, Cultivation and Protection Services | P | P | P | P | P | P |
| 3. Horticultural Services | P | P | P | P | P | P |
| 4. Livery Stables and Horse Boarding Services | P | P | P | P | P | P |
| 4. Soil Preparation Services | P | P | P | P | P | P |
| 5. Veterinary Services for Livestock | P | P | X | X | X | X |
| D. Mining and Quarrying | | | | | | |
| 1. Borrow Pits Involving Soil Extraction and Off-Site Use | X | X | X | X | X | X |
| 2. Chemical Fertilizer and Non-metallic Mineral Mining | X | X | X | X | X | X |
| 3. Clay, Ceramic and Refractory Materials Mining | X | X | X | X | X | X |
| 4. Coal Mining | X | X | X | X | X | X |
| 5. Crude petroleum and Natural Gas Production | X | X | X | X | X | X |
| 6. Metal Ore and Mineral Mining | X | X | X | X | X | X |
| 7. Sand and Gravel Quarrying | X | X | X | X | X | X |
| 8. Stone Quarrying | X | X | X | X | X | X |
| E. Plant and Forest Nurseries | | | | | | |
| 1. Forest Nursery | P | P | P | P | P | P |
| 2. Landscape/Accessory Hardscape/Aquascape Business | P | P | X | X | X | X |
| 3. Plant Nursery – Wholesale/Accessory Retail | P | P | P | P | P | P |
| 4. Sod Farming | P | P | P | P | P | P |

**TABLE 3-102 (continued)
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| USES Cont. | DISTRICTS | | | | | |
|---|------------------|-----------|------------|-----------------|------------------|------------|
| | A-2/A-1 | AR | R-1 | R-2/R-2A | R-3A/R-3B | R-3 |
| ACCESSORY USES AND ACTIVITIES | | | | | | |
| Accessory Apartment (residential attached addition to single-family home) | SUP | SUP | SUP | SUP | X | X |
| Accessory Cargo Shipping Containers (Adaptive Reuse of Steel) | X/BZA* | X | X | X | X | X |
| Accessory Forest Operations | PC | PC | X | X | X | X |
| Accessory Plant Raising and Animal Care | P | P | SUP | SUP | SUP | SUP |
| Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms) | BZA | BZA | X | X | BZA | X |
| Bed and Breakfast Inn (4 to 12 rooms) | BZA | BZA | X | X | BZA | X |
| Columbarium/Mausoleum | SUP | SUP | X | X | X | X |
| Farm Employee Housing | SUP | SUP | X | X | X | X |
| Family Child Care Facility (Major Home Occ./Accessory Use) | SUP | SUP | X | SUP | SUP | X |
| Group Child Care Facility (Major Home Occ./Accessory Use) | SUP | SUP | X | X | X | X |
| Home Occupations (Minor and Major) see appendix for SUP | SUP | SUP | SUP | SUP | SUP | SUP |
| In-Home Day Care (Minor Home Occupation – less than 4 unrelated children) | SUP | SUP | SUP | SUP | SUP | SUP |
| Off-Street Parking (depends on road classification and HOA's) | P | P | P | P | P | P |
| Parents Day Out | SUP | SUP | SUP | SUP | SUP | SUP |
| Private Recreation Facilities | P | P | P | P | P | P |
| Special Public Event on Private Property | BZA | BZA | BZA | BZA | X | X |
| KEY TO INTERPRETING USE CLASSIFICATIONS | | | | | | |
| X = Specifically not permitted. P = Use Permitted by Right Within the District. SUP = Principal Use Permitted with Supplemental Provisions. | | | | | | |
| BZA = Subject to approval by the Board of Zoning Appeals PC = subject to the Regional Planning Commission approval of site plan. | | | | | | |
| * See Supplemental Design Guidelines in Appendix B-105.2 #7 as amended on 05/16/2011 | | | | | | |

3-102.9 Restriction of Buildings Permitted on Residential Zone Lots - Only one (1) principal residential building and its customary accessory structures may be permitted on any zone lot, except as may otherwise be approved as follows:

1. As part of a complex of dwellings subject to the provisions of Subsections 3-104.1 or 3-104.3;
2. As part of an Open Space Residential Development or Planned Unit Development and/or;
3. If an additional principal residential building meets all of the applicable bulk regulations on its own to ensure future subdivision compatibility and accommodations.

3-103 BULK REGULATIONS

3-103.1 General - The minimum lot dimensions, maximum lot coverage, maximum density, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base agricultural or residential district shall be as indicated in TABLE 3-103A, (Bulk Regulations for Agricultural and Residential Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations, such as the Open Space Residential Development provisions, may be specified in this article or other articles of this zoning resolution.

3-103.2 Lot Area

1. **Basic Requirement** - Within the various agricultural and residential districts, the minimum horizontal area of a lot shall not be less than that indicated TABLE 3-103A, or in the case of multi-family dwellings situated on the same lot, that required by TABLE 3-103B.
2. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots-of-record, shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose such as public utility stations, etc.

3-103.3 Lot Dimensions

1. Basic Requirement - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the minimum dimensional requirements indicated in TABLE 3-103B, unless, otherwise, provided in the preliminary development plan of a planned unit development or OSRD plan as approved.

**TABLE 3-103A
MINIMUM LOT SIZES FOR
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

| ZONE DISTRICT | MINIMUM LOT SIZE |
|--|------------------------|
| I. A-2, Rural Agricultural/Residential - Open Space Districts | |
| A. All Lots (1 dwelling unit per 2 acres) | 2 acres |
| II. A-1, General Agricultural – Estate Residential Districts | |
| A. All Lots Served by Public Water Supply (1 dwelling unit per 20,000) | 20,000 sq. ft. |
| B. All Lots Served by Private Water Supply – min. per dwelling | 1 acre |
| III. AR – Agricultural/Residential/Light Recreation Districts – Amended 09 17 07 | |
| A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000) | 20,000 sq. ft. |
| B. Residential Lots on Private Water Supply | 1 acre |
| IV. R-1, Low Density Residential District (1 dwelling unit per lot size) | |
| A. Lots Served by Public Water Supply and Public Sewer | 15,000 sq. ft. |
| B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic) | 20,000 sq. ft. |
| C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system) | 1 acre per unit |
| V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size) | |
| A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer) | 10,000 sq. ft. |
| B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit) | 20,000 sq. ft. |
| C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit) | 1 acre per unit |
| D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 nd and each additional unit) | 7,500 sq. ft. per unit |
| VI. R-3A and R-3B Residential Districts | |
| A. Lots Served by Public Water /Public Sewer (minimum size for first unit) | 7,500 sq. ft. |
| B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit) | 20,000 sq. ft. |
| C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit) | 1 acre per unit |
| D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 nd and each additional unit) | 5,000 sq. ft per unit |
| VII. R-3, Manufactured Home Park - requires public water and public sewer | |
| A. All Lots (minimum park gross area) | 3 acres |
| B. Individual Manufactured Dwelling Site (Mobile Home Pad) | See Article 3-104.2 |
| NOTES: | |
| (1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development. | |
| (2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office. | |
| (3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B. | |

2. Lot Width - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. Lot Frontage - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.

4. Maximum Permitted Lot Coverage - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. *(Amended August 15, 2005 – no lot coverage required for principal dwelling structures).*

3-103.4 Density Regulations (see above table)

(this section deleted upon the amendment for 3-103.6 Part 5 on July 21, 2008)

3-103.5 Height Regulations

1. Basic Requirements - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
2. General Exception to Height Regulations - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

3-103.6 Yard Regulations

1. Minimum Width or Depth - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
2. Permitted Structures in Yards and Customary Residential Accessory Structures - In all agricultural and residential districts, the following shall not be considered obstructions when located within a required yard, except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
 - a. In Any Yard:
 - ◆ Arbors and trellises not attached to the principal structure or accessory structure.
 - ◆ Customary Residential Accessory Structures provided such structures comply with the following criteria:
 - i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
 - ii. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.
 - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
 - iv. The total maximum size of all accessory structures cannot exceed ten (10%) percent of the total parcel area or exceed 2000 square feet in total area; whichever is less *(amended on August 15, 2005).*
 - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
 - vi. All structures less than 120 square feet and not having a fixed base to the ground require no permit, shall adhere to the minimum setbacks and location as required above *(amended on 12/19/2011 to comply with the 2006 IRC).*
 - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
 - ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
 - ◆ Flagpoles having only one structural ground member.
 - ◆ Fountains.
 - ◆ Mailboxes.
 - ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
 - ◆ Pet enclosures less than one hundred (100) square feet.
 - ◆ Sculpture or other similar objects of art, which do not advertise any business or service.

- ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
 - ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
 - ◆ Vents necessary for use of fallout shelters constructed below grade of such yards, but excluding all other parts of such shelters.
 - ◆ Retaining walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building.
- b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for the following structures and/or uses:
- ◆ Clothes Poles or clotheslines.
 - ◆ Recreational equipment.
 - ◆ Pools.
3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.
4. Special Conditions Affecting Yards
- a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).
- b. Rear Yard Setback for Double-Frontage Lots –The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
- c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
- d. Special Provisions for Yard Setbacks on Lots-of-Record With Legal but Non-Conforming Dwelling -
- As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record (“Grandfathered In”) shall extend no closer to the street which abuts the designated front yard than the average of the distances of the dwellings located within one hundred (100) feet on each side of the lot-of-record whereon the alteration, addition or construction is to occur.
 - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
 - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).
5. One Principal Building – There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. (amended July 21, 2008).

TABLE 3-103B
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS
(Item II Amended August 15, 2005 to delete lot coverage for principal building/dwelling)

| | DISTRICT | | | | | | |
|---|----------------------|----------------------|----------------------|--|---|--|----------------------|
| | A-2 | A-1 | AR | R-1 | R-2/R-2A & for single- family detached in R-3A/R-3B# | R-3A/R-3B For multi- family or single- family attached# | R-3 |
| II. Minimum Lot Width In Feet (Measured at the Building Setback Line) | 100 | 80 | 80 | 80 | 60 | 60 | 80 |
| III. Maximum Lot Coverage by the Principal Structure/Building (As a Percent of Lot Area) | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| IV. Maximum Lot Coverage by the Accessory Structure*(%) | 10% | 10% | 10% | 10% | 10% | 10% | 10% |
| V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher) | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet | 3 stories or 50 feet |
| VI. Minimum Yard Setbacks (In Feet) | | | | | | | |
| 1. Front (50' front setback if on arterial road) | 30 | 30 | 30 | 30 | 30 | 30** | 30** |
| 2. Side | 30 | 12 | 12 | 12 | 10 | 20** | 30** |
| 3. Rear | 30 | 30 | 30 | 30 | 20 | 30** | 30** |
| 4. Corner Side (additional road frontage) | 30 | 30 | 30 | 30 | 20 | 30** | 30** |
| NOTES: | | | | | | | |
| *Setbacks Not Applicable to Agricultural Buildings and Structures | | | | <u>Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.</u> | | | |
| **See Section 3-104, for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix) | | | | #Amendment to setbacks in high-density zones made on August 15, 2005 to differential between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. | | | |

3-104 SUPPLEMENTAL DESIGN PROVISIONS

3-104.1 Development Standards for Multi-Family Dwellings or Single-Family-Attached Dwellings (apartments, townhouse-patio, townhouse-apartment and/or condominium developments)

1. **Purpose** - The special provisions set forth herein are intended to provide design criteria for multi-family dwellings when located within two (2) or more buildings on a zone lot or portion of a zone lot. It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by Planning and Zoning Department review of the Site Plan required for all such development. Provided, however, that in any instance where this use is located within a planned unit development this requirement may be fulfilled by submission of the plans required by Article XII, Subsection 12-102.3.