

ARTICLE VII. PROVISIONS GOVERNING USE DISTRICTS

701. R-1 (Low Density) Residential District. It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district and to promote like activities. In order to achieve the intent of the R-1 (Low Density) Residential District, as shown on the Zoning Map¹ of the Town of Caryville, Tennessee, the following uses are permitted:

- 701.1 Single-family residences.
- 701.2 Two-family residences, provided that a site plan showing the dimensions of the lot, building and all setbacks is approved by the planning commission.
- 701.3 Customary general farming.
- 701.4 Customary home occupations provided that all of the following conditions are met:
 - 701.41 There is no external evidence of the occupation except that an advertising sign of no more than two (2) square feet in area may be allowed;
 - 701.42 Not more than two persons who are not residents of the dwelling may be employed; and,
 - 701.43 Not more than 30 percent of the total combined floor area of the entire premises is used for the occupation.
- 701.5 Publicly owned buildings and uses, schools offering general education, and churches, provided that:
 - 701.51 The location of and site plans for these uses shall first be reviewed and approved by the planning commission;
 - 701.52 The buildings are placed not less than fifty (50) feet from the side and rear property lines; and

¹The zoning map is of record in the office of the city recorder.

701.53 The site plan shall show a landscaping plan which shall be approved by the planning commission.

701.6 Signs as regulated in Section 408 of this ordinance

701.7 Customary accessory buildings provided that they are located in rear yards and not closer than five (5) feet to any property line and occupy less than twenty (20) percent of the required rear yard. (See Section 509)

701.8 Uses permitted on review:

701.81 Day care centers approved by the Tennessee Department of Human Services.

701.82 Mobile homes (see Section 321 for definition). Mobile homes placed on a lot with another principal building shall be reviewed by the planning commission prior to the issuance of a permit for the purpose of determining if criteria set out in Section 504 of this ordinance can be met. Any request for variance from this section shall require a hearing by the Board of Zoning Appeals. (Ord. #93-3, May 1993, as amended by Ord. #99-1, June 1999)

702. R-2 (Medium Density) Residential. It is the intent of this district to provide areas for medium density residential development plus open areas where similar development is likely to occur. Professional services are permitted in the district provided that they meet applicable standards, are limited so as not to encourage general business activity and are located on a major arterial or collector street as noted on the zoning map. A certified plan for stormwater drainage for all new developments and redevelopments greater than one-half acre in size shall be included with the site plan. This certified plan shall identify all easements, drainage structures including size/capacities, and other pertinent information concerning the assumptions upon which the plan is based. The estimated stormwater runoff based on a ten (10) year, twenty-four (24) hour storm event shall be calculated for pre-development and post development. The amount of runoff shall not be increased and shall be accommodated on site. In order to achieve the intent of the R-2 (Medium Density) Residential