

(4) Off-street parking. As regulated in §§ 14-404,14-405, and the landscape ordinance. (1982 Code, § 11-305, as amended by Ord. #682, July 1996, modified, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-306. R-1 Low density residential district. This district is established to provide for lower density residential options. Within the R-1 Low density residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Detached single-family dwellings and accessory apartments. A second single-family dwelling may be constructed on a parcel provided such parcel is larger than fifteen (15) acres, is an active farm, and is enrolled in the greenbelt program.

(b) Customary home occupations, provided the conditions in § 14-403 are met.

(c) Bed and breakfast homestays, provided parking lots are set back a minimum of ten feet (10') from all property lines.

(d) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

(e) Public utilities, but not including offices, other buildings, storage areas, or warehousing.

(f) Public parks.

(g) Educational facilities providing education for grades K-12, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(h) Churches and other places of worship, provided buildings are set back a minimum of fifty feet (50') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.

(i) Cemeteries, provided the conditions in § 14-412 are met.

(j) Golf courses, country clubs, and civic clubs provided the following conditions are met:

(i) Buildings are set back a minimum of fifty feet (50') from all property lines;

(ii) Parking lots are set back a minimum of ten feet (10') from all property lines;

(iii) A twenty-foot (20') wide buffer strip is planted per § 14-1007 between buildings and adjacent residential lots; and

(iv) In addition to parking lots being landscaped per § 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.

(k) Accessory uses, provided the conditions in § 14-402 are met.

(2) Area regulations. Buildings and other structures, excluding fences and signs, shall be located so as to comply with the following requirements:

(a) Land area: Minimum lot area for single-family dwellings: twelve thousand (12,000) square feet

(b) Front yard. The minimum depth of the front yard shall be thirty feet (30').

(c) Side yard. The minimum depth of the side yard shall be fifteen feet (15').

(d) Rear yard. The minimum depth of the rear yard shall be twenty-five feet (25').

(e) Location of accessory buildings. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.

(f) Lot width. No lot shall be less than one hundred feet (100') wide at the building setback line.

(g) Maximum lot coverage. Principal and accessory buildings shall cover not more than forty percent (40%) of the total lot area.

(3) Height regulations. No building shall exceed three (3) stories and/or thirty-five feet (35') in height except as provided for in § 14-505. No accessory building shall exceed fifteen feet (15') in height.

(4) Off-street parking. As regulated in §§ 14-404,14-405, and the landscape ordinance. (1982 Code, § 11-306, as amended by Ord. #571, May 1985, and replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)

14-307. R-2 High density residential district. This district is established to provide for higher density residential options. Within the R-2 High density residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

(1) Uses permitted. (a) Detached single-family dwellings and accessory apartments.

(b) Two-family dwellings.

(c) Multiple family dwellings, provided such facilities comply with the following requirements:

(i) The property shall front on and have direct access to a street that has a paved surface that is a minimum of twenty feet (20') in width with a minimum of two-foot (2') wide paved or gravel shoulders;

(ii) All buildings shall be set back a minimum of twenty feet (20') from all side and rear property lines;

(iii) There shall be a minimum distance of twenty feet (20') between buildings;