

## CHAPTER 3

### R-1 DISTRICTS

#### SECTION

- 14-301. R-1 Low-Density Residential District.
- 14-302. Permitted uses and structures.
- 14-303. Special exceptions.
- 14-304. Prohibited uses and structures.
- 14-305. Height requirements.
- 14-306. Site development standards for required yards.
- 14-307. Parking, storage, and use of automobiles, major recreational equipment, or trucks.
- 14-308. Location of accessory buildings.

**14-301. R-1 Low-Density Residential District.** The Low-Density Residential District, R-1, is intended to provide areas which are suitable for low-density, single-family residential development. The following regulations shall apply in the low density residential district as defined by the zoning map of Cumberland Gap, Tennessee. (1979 Code, § 11-401)

**14-302. Permitted uses and structures.** The following uses and structures are permitted:

- (1) Detached single-family dwellings.
- (2) Accessory buildings or uses customarily incidental to single-family dwellings.
- (3) Signs as regulated in § 14-1109.
- (4) Individual mobile homes on a single lot. (1979 Code, § 11-402, as amended by Ord. #6-2018, Dec. 2018 *Ch 7\_01-07-19*)

**14-303. Special exceptions.** The following uses may be permitted on review by the board of zoning appeals according to § 14-1201:

- (1) Institutions (including churches, schools offering general education courses, and public libraries).
- (2) Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
- (3) Accessory buildings or uses customarily incidental to any aforementioned uses.
- (4) Public parks and public recreation areas.
- (5) Cemeteries as regulated in § 14-1104.
- (6) Customary home occupations as regulated in § 14-1103. (1979 Code, § 11-403, as amended by Ord. #6-2018, Dec. 2018 *Ch 7\_01-07-19*)

**14-304. Prohibited uses and structures.** Any other use not specifically permitted or permissible on review in this R-1, Low-Density Residential Zoning District is prohibited. (1979 Code, § 11-404)

**14-305. Height requirements.** No building shall exceed two (2) stories or thirty (30) feet in height, except as provided in § 14-1203 of this code. (1979 Code, § 11-406, as renumbered by Ord. #17-2015, Jan. 2016, and amended by Ord. #6-2018, Dec. 2018 *Ch7\_01-07-19*)

**14-306. Site development standards for required yards.** The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees or otherwise landscaped; and maintained in good order. (1979 Code, § 11-407, as renumbered by Ord. #17-2015, Jan. 2016)

**14-307. Parking, storage, and use of automobiles, major recreational equipment, or trucks.** Off-street passenger automobile parking space as required in § 14-1108 of this code shall be provided. No vehicle or trailer of any kind or type without current license plates shall be parked or stored on any lot other than in a completely enclosed building. No major recreational equipment (including boat and boat trailer, travel trailers, partial travel trailer units, and the like, and cases or boxes used for transporting such, whether occupied by such equipment or not) shall be parked or stored on any lot except in a carport or enclosed building or behind the nearest portion of a building to a street, except for a temporary basis. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

No truck of a rated capacity of greater than one (1) ton nor any heavy equipment may be parked on any lot or in the public right-of-way adjacent to any lot overnight nor stored or parked while loading or unloading for periods in excess of twenty-four (24) hours except in an enclosed building. (1979 Code, § 11-1108, as renumbered by Ord. #17-2015, Jan. 2016, and amended by Ord. #6-2018, Dec. 2018 *Ch7\_01-07-19*)

**14-308. Location of accessory buildings.** (1) 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.

(2) Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets. (1979 Code, § 11-409, as renumbered by Ord. #17-2015, Jan. 2016)