

Chapter 3  
R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

14-301. SINGLE FAMILY RESIDENTIAL DISTRICT

This is the most restrictive residential district, intended to be used for single-family residential areas with low population densities. Additional permitted uses, by Review of the Board of Zoning Appeals, include related non-commercial recreational, religious and educational facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment.

14-302. USES PERMITTED

- 1) One-family dwellings.
- 2) Accessory buildings.
- 3) Customary home occupations.
- 4) Parish houses.
- 5) Parsonages.
- 6) The taking of roomers provided that no more than two (2) rooms are used for such purposes.

14-303. USES PERMITTED ON REVIEW

- 1) Churches, Synagogues, Temples, and other places of Worship.
- 2) Public and private country clubs and golf courses.
- 3) Public Schools.
- 4) Schools operated by religious organizations.
- 5) Public buildings.
- 6) Public parks and other recreational facilities.
- 7) Crop and tree farming.
- 8) Cemeteries. (2806-07/18/1995)
  - a) Cemeteries in Residential zones. Posting of Public Notices shall be placed: On public streets on which the proposed property fronts. Sign shall read: "This property is proposed for "Use on Review" as a cemetery by the Morristown Planning Commission on (Month), (Day), (Time) at City Hall Council Chambers". For more information call 581-0100. This sign shall be posted at least ten days prior to the Planning Commission meeting at which "Use on Review" is to be decided, and removed after the meeting.
- 9) Catering Service. (2851-09/17/1996)
  - a) Provisions governing a catering service:
    1. Not more than 20% of the floor area of the principal and accessory buildings shall occupy such use.
    2. No external alterations or evidence of such occupations existence shall be visible outside the residence.
    3. No trucks or service vehicles shall have signs or indication of such occupation or be parked outside the residence.
    4. Certification by the Hamblen County Health Department shall be required.
    5. Upon complaint of any neighbor within viewing distance of this residence, a review to show cause shall be conducted by the Board of Zoning Appeals with revocation of the "Use on Review" status being the consideration at hand.

14-304. LOT WIDTH

Any lot shall be no less than ninety (90) feet at the building line.

14-305. DEPTH OF FRONT YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the front lot line. (3009-09/07/1999)

Any lot within a newly proposed subdivision which does not have primary access on a road network internal to the newly proposed subdivision but has access on an already existing street network shall be subject to additional front yard requirements as determined by the Morristown Planning Commission for the purpose of safe vehicular ingress and egress. (3009-09/07/1999)

14-306. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty-five (25) feet to the rear lot line. (3009-09/07/1999)

14-307. WIDTH OF SIDE YARDS

Any principal building on any lot shall be located no nearer to each side lot line than twelve (12) feet for a building of one (1) story in height; fifteen (15) feet for a building of two (2) stories in height; or twenty (20) feet for a building of three (3) stories in height; provided however, that in the case of a lot where a side lot line coincides with a street right-of-way line, any principal building shall be located no nearer than fifteen (15) feet to said lot line.

14-308. BUILDING AREA

The principal building and accessory building on any lot shall not cover more than thirty (30) percent of the total area of said lot.

14-309. LOT AREA

Any lot shall be no less than 15,000 square feet in area.

14-310. BUILDING HEIGHT

Buildings shall not exceed three (3) stories or thirty-five (35) feet in height.

Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.