

5.11 LOW DENSITY RESIDENTIAL ZONE (RA)

5.11.01 General Description

This residential zone provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.

5.11.02 Uses Permitted

In any Residential A Zone no building or premises shall be used and no building shall hereafter be erected or structurally altered, unless otherwise provided in this resolution, except for one or more of the following uses:

- A. Houses.
- B. Accessory buildings.
- C. Churches, schools, libraries, and museums.
- D. (Deleted August 17, 1971)
- E. Gardening and horticulture.
- F. Mobile homes.
- G. Public golf courses, public parks and playgrounds; swimming pools, and other associated recreational facilities, none of which shall be used for commercial purposes.
- H. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, fire stations, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and

sanitary districts in the performing of the services in which they are authorized to engage.

- I. Uses customarily incident to any of the above uses, including home occupation, as regulated by Section 4.90.
- J. Demolition landfills less than one (1) acre in size subject to Article 4, Section 4.80.01A.
- K. Yard sales and rummage sales
- L. Day care homes and group day care homes, if the provider lives in the home, subject to the following conditions:
 - 1. The total lot area shall not be less than 10,000 square feet.
 - 2. The building must provide 30 square feet per child of usable indoor play space, not including halls, kitchen, or office space.
 - 3. A fenced play area of not less than 2,500 square feet shall be provided. No portion of the fenced play area shall be closer than 35 feet to any public right-of-way. The minimum height of the fence shall be 4 feet.
 - 4. Off-street parking, as regulated in Article 3.50. In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the Department of Engineering and Public Works.

5.11.03 Uses Permitted on Review

The following uses may be permitted by the Metropolitan Planning Commission as a "Use on Review" in accordance with the provisions of Section 6.50 of these regulations.

- A. Garage apartments.
- B. Duplexes.
- C. Group day care homes, if the provider does not live on site, provided they meet the requirements of Article 4.91, and child day care centers, provided they meet the requirements of Article 4.91.
- D. Commercial telecommunications towers.
- E. Private golf courses, swimming clubs, country clubs, and tennis clubs.
- F. Non-profit public and private sports playing fields, none of which shall be used for commercial purposes.
- G. Adult day care centers, provided they meet the requirements of Article 4.98.

5.11.04 Area Regulations

All buildings shall be set back from street or road right-of-way lines and lot lines to comply with the following yard requirements.

5.11.05 Front Yard

- A. For dwellings the minimum depth of the front yard shall be thirty-five feet and in no case shall an accessory building be located to extend into the front yard.
- B. Churches and other main and accessory buildings, other than dwellings, shall have a front yard set back of thirty-five feet.

5.11.06 Side Yard

- A. For single story dwellings, located on interior lots, side yards shall be not less than eight feet in width.

For dwellings of more than one story there shall be side yards of not less than twelve feet each.

- B. For unattached buildings of accessory use there shall be a side yard of not less than eight feet; provided, however, that unattached one story buildings of accessory use shall not be required to set back more than five feet from an interior side lot line when all parts of the accessory building are located more than ninety feet behind the front property line.
- C. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than twenty-five feet.

5.11.07 Rear Yard

- A. For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty-five feet.
- B. A garage apartment may be located in the rear yard of houses, but shall not be closer than ten feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than five feet.

5.11.08 Lot Width

- A. Where dwellings are served by a sanitary sewer system there shall be a minimum lot width of seventy-five feet at the front building line.
- B. Where dwellings are not served by a sanitary sewer system there shall be a minimum lot width of one hundred feet at the front building line.

5.11.09 Intensity of Use

- A. Not more than one dwelling unit shall be permitted on any lot except as provided in Section 5.11.03 of these regulations and not more than two dwelling units shall be permitted on any lot under the provisions of this subsection.
- B. For each house, and building accessory thereto, served by a sanitary sewer system there shall be a lot area of not less than ten thousand square feet.
- C. Where two dwelling units and buildings accessory thereto are located on the same lot served by a sanitary sewer system there shall be a lot area of not less than twelve thousand square feet.
- D. There shall be a lot area of not less than twelve thousand square feet where a garage apartment is located on the same lot with a house served by a sanitary sewer.
- E. For each house and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand square feet; however, a greater area may be required based on recommendations by the Health Department.
- F. There shall be a lot area of not less than twenty thousand square feet where a garage apartment is located on the same lot with a house not served by a sanitary sewer system. However, a greater area may be required based on recommendations of the Health Department.
- G. Where two dwelling units and buildings accessory thereto are located on the same lot not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand square feet; however, a greater area may be required based on recommendation by the Health Department.

- H. For those dwellings and buildings accessory thereto not served by a public water supply there shall be a minimum lot area as prescribed in the Knox County Subdivision Regulations.
- I. For churches and other main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-road parking areas required in Section 3.50 of these regulations; provided, however, that the lot area for a church shall not be less than thirty thousand square feet.

5.11.10 Maximum Lot Coverage

Main and accessory buildings shall cover not more than thirty percent of the lot area.

5.11.11 Height Regulations

No main building shall exceed three stories or thirty-five feet in height. Accessory buildings shall not exceed eighteen feet in height; provided, however, the eighteen feet height limitation may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen feet in height.

5.11.12 Off-Street Parking

As regulated in Section 3.50 of these regulations.