

CHAPTER 6

PROVISIONS GOVERNING USE DISTRICTS

SECTION

- 14-601. R-1 Low Density Residential.
- 14-602. R-2 Medium Density Residential.
- 14-603. R-3 Multifamily Planned Residential District.
- 14-604. B-1 Central Business District.
- 14-605. B-2 General Business District.
- 14-606. B-3 Neighborhood Business District.
- 14-607. Interstate Business District.
- 14-608. M-1 Light Industrial District.
- 14-609. M-2 Heavy Industrial District.
- 14-610. F-1 Flood Hazard District.
- 14-611. H-1 Historic District.
- 14-612. MHP Mobile Home Park District.

14-601. R-1 Low Density Residential. It is the purpose and 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 of the district are designed to protect the total characteristics of the district, to promote and encourage an environment for family life, and to restrict all business oriented activities.

In order to achieve the purpose and intent of the R-1 Low Density Residential District, as shown on the zoning map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted:

- (1) Single-family residences, except mobile homes.
- (2) Single-family and two-family (duplex) PUD's, except mobile homes.
- (3) Customary general farming as the principal use of the lot, excluding on-site sales.
- (4) Customary home occupations as regulated in section 14-313.
- (5) Publicly owned buildings and uses, following approval by the planning commission as required in Tennessee Code Annotated, 13-4-104; schools offering general education; churches; and tennis clubs, country clubs, and other similar uses which are characteristically associated with ample open space areas and recreation or leisure activities, and are used for social purposes which restrict participation to members and guests only, provided that:
 - (a) A site plan prepared as regulated in section 14-310 is reviewed and approved by the planning commission;
 - (b) The buildings are placed not less than fifty (50) feet from side and rear property lines;
 - (c) There are planted buffer strips with a minimum of ten (10) feet in height along rear and side property lines;

- (d) That access be restricted to streets classified as Arterial and Major Collector Streets on the official Major Road Plan; (See Appendix B) and
- (e) Any outside lighting of courts, parking lots, or other facilities shall be designed and constructed in such a manner as to not cause inconvenience to other uses in the immediate area.
- (6) Signs as regulated in section 14-309.
- (7) Customary accessory buildings as regulated in sections 14-408 and 14-803.
- (8) Access and parking as regulated in sections 14-302 through 14-307.
- (9) Setback and height requirements as regulated in chapter 7.
- (10) The board of zoning appeals may hear and determine if any use not listed as a permitted is of the same general character as other permitted uses in the district and is consistent with the intent and purpose of the district. (Ord. #317, as amended by Ord. #330, Oct. 1991, Ord. #556, July 2009, and Ord. #557, July 2009)

14-602. R-2 Medium Density Residential. It is the purpose and intent of this district to provide areas for higher density residential development plus open areas where similar development is likely to occur. Professional services are also permitted in this district provided that they meet applicable standards and are limited so as not to encourage general commercial activity. When proposed uses are not allowed in the R-1 Low Density Residential District, but are adjacent to the R-1 Low Density Residential District, a buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the R-2 Medium Density Residential District, as shown on the Zoning Map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted:

- (1) Any use and regulations in the R-1 Residential District.
- (2) Three family (triplex) and four family (fourplex) residences.
- (3) Bed and breakfast inns.
- (4) Funeral homes; fraternal organizations; clubs not operated for profit; day care centers providing care and supervision for children, handicapped persons, or elderly for periods of less than twenty-four (24) hours; and professional offices of doctors, lawyers, accountants, architects, dentists, real estate, insurance agencies, and similar uses, provided:
 - (a) A site plan prepared as regulated in section 14-310 is reviewed and approved by the planning commission;
 - (b) The buildings are placed not less than fifty (50) feet from side and rear property lines;
 - (c) There are planted buffer strips with a minimum of ten (10) feet in height along rear and side property lines;
 - (d) Any outside lighting of parking lots or other facilities shall be designed and constructed in such a manner as to not cause inconvenience to other uses in the immediate area.