

**CHAPTER 3****ZONING DISTRICTS****SECTION**

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**14-301. Classification of districts.** For the purpose of chapters 2 through 7 of this title, the City of Sweetwater, Tennessee, is hereby divided into thirteen (13) zoning districts as follows:

<u>Zoning District</u> <sup>1</sup>	<u>District Abbreviation</u>
General Agricultural District	A-1
<b>Low Density Residential District</b>	<b>R-1</b>
High Density Residential District	R-2
	R-3
Professional and Civic District	P-1
Central Business District	C-2
General Commercial District	C-3
	C-4
	C-5

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<sup>1</sup>Municipal code reference

Local general commercial district: § 14-312.

Light Industrial District	M-1
Heavy Industrial District	M-2
Traditional Neighborhood Development District	TND
Flood hazard overlay	
H-1 Historic Zoning Overlay District	H1

(1982 Code, § 11-301, modified, as amended by Ord. #772, Oct. 2004, as amended by Ord. #814, Dec. 2007)

**14-302. Zoning map.** The location and boundaries of the zoning districts established by this chapter are bounded and defined as shown on the map entitled, ZoningMap of Sweetwater, Tennessee.<sup>1</sup> The zoning map or zoning map amendment shall be dated with the effective date of the ordinance that adopts the zoning map or zoning map amendment. Certified prints of the zoning map or zoning map amendments shall be maintained in the office of the city recorder of Sweetwater, Tennessee, and shall be available for inspection by the public at all reasonable times, as long as chapters 2 through 7 of this title remain in effect. (1982 Code, § 11-302)

**14-303. Zoning district boundaries.** Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center lines of streets or alleys, or the corporate limit lines as they exist at the time of the enactment of the zoning code. Questions concerning the exact locations by district boundaries shall be determined by the board of zoning appeals.

Where a district boundary divides a lot existing at the time the zoning code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portions of said lot as are not more than twenty (20) feet within the more restricted district.

Where the property on one side of a street between two intersecting streets is in a business or industrial district and the property on the intersecting street, except the corner or corners, is in a residential district, the business or industrial use shall be limited to the property facing or fronting the street zoned for business throughout the block, and any property in the rear thereof facing or fronting the intersecting street, even though it appears to be in a business or industrial district, shall be governed by the use prevailing on the street in that block. It is the purpose of chapters 1 through 8 of this title to limit business and industrial uses to the property facing or fronting the street zoned for business or industry and to forbid business or industrial uses facing or fronting the street zoned for residential uses. In all cases of ambiguity due to the actual layout of the property or other circumstances, the board of zoning appeals shall have

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<sup>1</sup>Zoning map and all subsequent amendments are of record in the office of the recorder.

authority to determine on which street the business or industrial use shall face or front so that the spirit of the zoning code shall be observed. (1982 Code, § 11-303)

**14-304. A-1 General agricultural district.** This district is established to provide, within the urban area, areas of open development and natural features characterized by remoteness, steepness, impermeability, or shallowness of soil, high water table, or other features which render uneconomical the provision of urban capacity streets, sanitary sewers, water supply, schools, and fire protection or which characteristics render undesirable the present conversion of the area to urban uses. It is intended that such areas permit dwellings occupied by those engaged in full-or part-time non-farm employment on "baby" farms or estate-sized properties served with on-site sewage disposal and private open space and rural- capacity water and fire protection facilities. It is further intended to exclude those uses of urban land use intensity in order to avoid the excessive requirements and costs for public and private services which result from scatteration of urban development.

(1) Uses permitted. The following uses are permitted:

(a) Agricultural uses and their accessory structures, as defined in § 14-203 (3).

(b) Detached single-family dwellings.

(c) Signs advertising the sale offarm products produced on the premises and as regulated in § 14-409.

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

(e) Roadside stands for the sale of handicrafts and products of the soil produced primarily or entirely on the premises, provided that no stand shall be located closer than two hundred (200) feet to the nearest residence other than the farmstead with which it is associated.

(2) Uses permitted on review. The following uses may be permitted on review by the board of zoning appeals according to § 14-604:

(a) Mobile home parks, provided all conditions as set forth in § 14-410 are met.

(b) Churches, cemeteries, airports, hospitals for human care.

(c) Golf courses, country and civic clubs, parks, fairgrounds.

(3) Uses prohibited. The following uses are prohibited:

(a) Any other use not specifically permitted or permissible on appeal in this A-1 General agricultural district.

(b) Advertising signs and billboards except those permitted under § 14-409 of this code.

(4) Height regulations. No building shall exceed two and one-half (2) stories or thirty-five (35) feet in height except as provided in § 14-505.

(5) Off-street parking. As regulated in § 14-404.

(6) Area regulations. Buildings and other structures shall be located so as to comply with the following requirements:

(a) Front yard: The minimum depth of the front yard shall be fifty (50) feet.

(b) Side and rear yard: The minimum side and rear yard for a main building shall be thirty-five (35) feet and for accessory building, ten (10) feet.

(c) Land area: No farm or other parcel of land shall be reduced in area to provide separate lots or building sites less than three (3) acres, except for other non-residential permitted uses. In no case shall property be subdivided, sold, or reduced to less than one (1) acre of lot area for any non-residential use.

(d) Maximum lot coverage: Main farm and agricultural accessory buildings shall cover not more than five (5) percent of the lot area. Permitted non-agricultural main and accessory buildings shall cover not more than twenty (20) percent of the lot area. (1982 Code, § 11-304)

**14-305. R-1 Low density residential district.** As shown on the zoning map of Sweetwater, Tennessee, the following regulations shall apply in the R-1 Low density residential district:

(1) Uses permitted. The following uses are permitted:

(a) Single-family and two-family dwellings.

(b) Accessory buildings or uses customarily incidental to residential uses.

(c) Customary home occupations according to § 14-403.

(2) Uses permitted on review. The following uses may be permitted on review by the board of zoning appeals, according to § 14-604:

(a) Cemeteries, churches, and hospitals for human care.

(b) Golf courses, country and civic clubs, parks, and fairgrounds.

(c) Educational institutions.

(d) Mobile home parks in accordance with § 14-410.

(e) Day care centers, providing that all requirements as established in § 14-413 are met.

(3) Uses prohibited. The following uses are prohibited:

(a) Any other use not specifically permitted or permissible on appeal in this R-1 Low Density Residential District.

(b) Signs or billboards, except as permitted in § 14-409.

(4) Lot and area regulations. The principal building shall be located so as to comply with the following requirements:

Minimum lot area for one-family

dwellings . . . . . 10,000 sq. ft.

Minimum additional lot area for

second family . . . . .	3,000 sq. ft.
Minimum lot width at building line . . . . .	100 ft.
Minimum depth of front yard . . . . .	30 ft.
Minimum depth of rear yard . . . . .	25 ft.
Minimum width of side yard . . . . .	15 ft.

(5) Side yards on corner lots. The minimum width of side yards for dwellings along an intersecting street shall be twenty (20) feet for the side facing street.

(6) Height. No building shall exceed three (3) stories or thirty-five (35) feet in height except that free standing poles, towers, spires, and structures not designed for or suitable for human occupancy may exceed this height provided that they comply with the provisions of all other pertinent codes and ordinances, and provided that they are located no closer to the nearest property line than the distance equal to their own height plus five (5) feet. No accessory building shall exceed two (2) stories or twenty-five (25) feet in height.

(7) Building area. On any lot, the area occupied by all buildings, including accessory buildings, shall not exceed forty (40) percent of the total area of such lot.

(8) Location of accessory buildings.

(a) 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, and shall be at least five (5) feet from all lot lines and from any other building on the same lot.

(b) Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

(9) Off-street parking. As regulated in § 14-404. (1982 Code, § 11-305, as amended by Ord. #682, July 1996, modified)

**14-306. R-2 High density residential district.** As shown on the zoning map of Sweetwater, Tennessee, the following regulations shall apply in the R-2 High Density Residential District:

(1) Uses permitted. The following uses are permitted:

(a) Single-family and multiple-family dwellings.

(b) Accessory buildings or uses customarily incidental to any aforementioned uses.

(c) Customary home occupation in accordance with § 14-403.

(2) Uses permitted on review. The following uses may be permitted on review by the board of zoning appeals according to § 14-604:

(a) Churches and other places of worship.

(b) Schools offering general education courses and public libraries.

(c) Public parks and public recreational facilities.