

**THE MUNICIPAL ZONING ORDINANCE FOR THE
CITY OF ATHENS, TENNESSEE**



Revised February 17, 2016

CHAPTER 3: - ZONING DISTRICTS

3.01. CLASSIFICATION OF DISTRICTS.

For the purpose of this ordinance, the following zoning districts are hereby established in the City of Athens, Tennessee:

<u>Zoning District</u>	<u>District Abbreviation</u>
Residential Estate District	R-E
Low Density Residential District	R-1
Medium Density Residential District	R-2
High Density Residential District	R-3
Mobile Home Park District	R-4
Local Business District	B-1
Central Business District	B-2
Intensive Business District	B-3
Medical District	M-1
Professional District	P-1
Light Industrial District	I-1
Heavy Industrial District	I-2
Interstate Interchange Overlay	II-1
Historic Overlay District	H-1

3.02. ZONING DISTRICT MAP.

The location and boundaries of the zoning districts established by this ordinance are bounded and defined as shown on the map entitled Zoning Map of Athens, Tennessee. 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 copies of the adopted zoning map or zoning map amendment shall be maintained in the office of the Director of Community Development, City of Athens, and shall be available for inspection by the public at all reasonable times, as long as this ordinance remains in effect.

3.03. ZONING DISTRICT BOUNDARIES.

Unless otherwise indicated on the zoning map or zoning map amendment, the district boundaries are lot lines, center lines of streets or alleys, or the City of Athens municipal limits. When questions arise concerning the exact locations of district boundaries, they shall be determined by the Athens Board of Zoning Appeals.

3.04 SPECIFIC DISTRICT REGULATIONS.

The following regulations shall apply in the fourteen zoning districts established in Section 3.01 of this ordinance.

3.04.01. R-E RESIDENTIAL ESTATE DISTRICT.

A. District Description:

This residential district is intended to be used for selected single-family residential areas having lots with an estate-type character and with the lowest population densities. Additional permitted uses are only those which are basic to a residential area and which will not destroy the estate character of the zone. The map and text define and protect the R-E areas from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order, and tranquility are encouraged by providing for adequate light, air, and landscaped areas for dwellings and related facilities.

B. Uses Permitted:

In the R-E Residential Estate District, the following uses and their accessory uses are permitted:

1. Single-family detached dwellings, but not including mobile homes.
2. Utility facilities necessary for the provision of public services.
3. Home occupations, as regulated in Section 4.06.

C. Uses Permitted on Review:

In the R-E Residential Estate District, the following uses and their accessory uses may be permitted subject to review and approval of the planning commission in accordance with the provisions of Section 6.07 of these regulations.

1. Schools, colleges, and other educational institutions.
2. Golf courses, parks, country clubs, and swimming pools.
3. Planned unit development, subject to the provisions of Section-4.09.
4. Churches or similar places of worship, but not including temporary missions, revival tents, or church camps.
5. Family Day Care Homes, and Group Child Care Homes subject to the provisions of Section 4.24 of these regulations.
6. Family Care Facilities.
7. Telecommunications Structures, subject to the provisions of Section 4.16 of these regulations.

8. Garage Apartments as a use on review. Garage apartments may be located in the rear yard, but shall not be located closer than fifteen (15) feet to the rear property line.

D. Uses Prohibited:

In the R-E Residential Estate District all uses except those uses or their accessory uses specifically permitted or permitted upon review and approval by the Planning Commission are prohibited. (Among the prohibited uses, therefore, are the following: Duplexes, townhouses, patio homes, and apartment buildings.)

E. Dimensional Regulations:

All uses permitted in the R-E Residential Estate District shall comply with the following requirements except as provided in Chapter 5 of these regulations.

1. **Front Yard:**

The minimum depth of the front yard shall be thirty (30) feet.

2. **Rear Yard:**

The minimum depth of the rear yard shall be twenty (20) feet for the principal structure and fifteen (15) feet for any permitted accessory structure.

3. **Side Yard:**

The side yard shall be a minimum of fifteen (15) feet for one- and two-story structures, plus five (5) additional feet of side yard for each additional story over two. An additional five (5) feet of side yard shall be required for all lots whose side yard abuts a public street.

4. **Land Area:**

No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than 20,000 square feet in area, except where sanitary sewer service is available, in which case the minimum lot area shall be 10,000 square feet. However, where there is an existing lot of record of less than 10,000 square feet, at the time of adoption of this ordinance, this lot may be utilized for the construction of one (1) single-family dwelling, providing the lot in question has a public water supply and public sewer service, and has sufficient area as determined by the Board of Zoning Appeals to

accommodate the structure with no adverse effects to the health, safety and welfare of the landowner or the City.

5. **Maximum Lot Coverage:**

On any lot or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed forty-five(45) percent of the total area of such lot or parcel.

6. **Lot Width:**

No lot shall have less than fifty (50) feet of street frontage and a minimum of one hundred (100) feet of frontage at the building set back line except lots of record shall have a minimum of seventy-five (75) feet at building set back line.

7. **Height Requirement:**

No building shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 5.03 of these regulations.

F. Parking Space Requirements:

As regulated in Section 4.03 of these regulations.

G. Access Control:

As regulated in Section 4.01 of these regulations.