

CHAPTER 3

ZONING DISTRICTS

SECTION

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14-301. Classification of districts. For the purposes of this chapter, the City of Sweetwater, Tennessee, is hereby divided into fifteen (15) zoning districts as follows:

<u>Zoning District</u>	<u>District Abbreviation</u>
Agricultural District	A-1
Low Density Residential District	R-1
High Density Residential District	R-2
High Density Downtown Residential District	R-3
Traditional Neighborhood Development District	TND
Professional and Civic District	P-1
Central Business District	C-2

14-308. R-3 High density, downtown residential district. This district is established to provide for higher density residential options in the downtown Sweetwater area. Within the R-3 High density downtown residential district, as shown on the "Zoning Map Sweetwater, Tennessee," the following regulations and other applicable provisions of this zoning code shall apply.

- (1) Uses permitted. (a) Detached single-family dwellings and accessory apartments.
- (b) Two-family dwellings.
 - (c) Customary home occupations, provided the conditions in § 14-403 are met.
 - (d) Public utilities, but not including offices, other buildings, storage areas, or warehousing.
 - (e) Public parks.
 - (f) Educational facilities providing education for grades K-12, provided buildings are set back a minimum of thirty feet (30') from all property lines and parking lots are set back a minimum of ten feet (10') from all property lines.
 - (g) Churches and other places of worship, provided buildings are set back a minimum of twenty feet (20') from all side and rear property lines and parking lots are set back a minimum of ten feet (10') from all property lines.
 - (h) Cemeteries, provided the conditions in § 14-412 are met.
 - (i) Cultural facilities and civic clubs, provided the following conditions are met:
 - (i) Buildings are set back a minimum of twenty feet (20') from all side and rear property lines;
 - (ii) Parking lots are set back a minimum of ten feet (10') from all property lines; and
 - (iii) In addition to parking lots being landscaped per § 14-1005, large evergreen shrubs shall be planted to shield vehicle headlights from adjacent residential lots.
 - (j) Bed and breakfast homestays, provided parking lots are set back a minimum of ten feet (10') from all property lines.
 - (k) Short-term rental units, provided an annual permit is obtained from the City of Sweetwater.

- (1) Accessory uses, provided the conditions in § 14-402 are met.
- (2) Area regulations. Buildings and other structures, except fences and signs, shall be located so as to comply with the following requirements:
 - (a) Land area. Minimum lot area for single-family dwellings: seven thousand five hundred (7,500) square feet. Minimum additional lot area for accessory apartment: four thousand five hundred (4,500) square feet. Minimum lot area for two-family dwellings: twelve thousand (12,000) square feet
 - (b) Front yard. The minimum depth of the front yard shall be twenty-five feet (25').
 - (c) Side yard. The minimum depth of the side yard shall be ten feet (10').
 - (d) Rear yard. The minimum depth of the rear yard shall be ten feet (10').
 - (e) Location of accessory buildings. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty percent (30%) of any required rear yard, and shall be at least five feet (5') from all lot lines and from any other buildings on the same lot.
 - (f) Lot width. No lot shall be less than seventy-five feet (75') wide at the building setback line.
 - (g) Maximum lot coverage. Principal and accessory buildings shall cover not more than sixty percent (60%) of the total lot area.
- (3) Height regulations. No building shall exceed two (2) stories and/or thirty-five feet (35') in height except as provided for in § 14-505. No accessory building shall exceed fifteen feet (15') in height.
- (4) Off-street parking. As regulated in § 14-404, 14-405, and the landscape ordinance. (1982 Code, § 11-307, modified, as replaced by Ord. #984, Dec. 2020 *Ch7_02-07-22*)