

5.10. - RAE Exclusive Residential Zone.

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

5.10.02. *Uses permitted.*

- A. Houses.
- B. Accessory uses and buildings.
- C. Gardening and horticulture, but not on a commercial basis.
- D. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, 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 performance of services in which they are authorized to engage.
- E. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- F. Yard sales and rummage sales.
- G. Wireless communications facilities, subject to the provisions of article 4, section 4.92.

5.10.03. *Uses permitted on review.*

- A. Public Safety Facilities, subject to the standards of section 4.107.

5.10.04. *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.

5.10.05. *Front yard.* For dwellings the minimum depth of the front yard shall be thirty-five (35) feet and in no case shall an accessory building be located to extend into the front yard.

5.10.06. *Side yard.*

- A. For single-story dwellings, located on interior lots, side yards shall be not less than eight (8) feet in width.
- B. For dwellings of more than one (1) story there shall be side yards of not less than twelve (12) feet each.
- C. For unattached buildings of accessory use there shall be a side yard of not less than eight (8) feet; provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than five (5) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.

5.10.07. *Reserved.*

5.10.08. *Rear yard.*

- A. For main buildings there shall be a rear yard of not less than twenty-five (25) feet.
- B. Unattached buildings of accessory use shall not be located closer to any rear lot line than five (5) feet.

5.10.09. *Lot width.*

- A. Where dwellings are served by a sanitary sewer system there shall be a minimum lot width of seventy-five (75) 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 (100) feet at the front building line.

5.10.10. *Intensity of use.*

- A. Not more than one (1) house shall be permitted on any lot.
- B. For each dwelling, and buildings accessory thereto, served by a sanitary sewer system there shall be a lot area of not less than ten thousand (10,000) square feet.
- C. For each dwelling and buildings accessory thereto, not served by a sanitary sewer system, there shall be a minimum lot area of twenty thousand (20,000) square feet; however, a greater lot area may be required based on recommendations by the county health department.
- D. For those dwellings and buildings accessory thereto not served by a public water supply a minimum lot area as prescribed in the Knoxville-Knox County Minimum Subdivision Regulations, shall be provided.

5.10.11. *Maximum lot coverage.* Main and accessory buildings shall cover not more than thirty (30) percent of the lot area.

5.10.12. *Height regulations.* No main building shall exceed three (3) stories or thirty-five (35) feet in height. Accessory buildings shall not exceed eighteen (18) feet in height; provided, however, the eighteen (18) 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 (18) feet in height.

5.10.13. *Off-street parking.* As regulated in section 3.50, "Off-street parking requirements," of these regulations.

(Ord. No. O-96-5-102, § 1, 6-21-96; Ord. No. O-98-12-101, § 1(Exh. A), 1-25-99; Ord. No. O-00-8-101, § 1(Exh. A), 9-25-00; Ord. No. O-06-7-101, § 1(Exh. A), 8-28-06; Ord. No. O-12-9-102, § 1(Exh. A), 10-22-12; Ord. No. O-17-10-101, § 1(Exh. A), 11-20-17; Ord. No. O-19-5-101, § 1(Exh. A), 6-24-19)