

ANDERSON COUNTY ZONING RESOLUTION (amended 12/17/2015)

Sec. 025-030. **Residential (R-1-S) District.**

- A. District Description. The purpose of the R-1-S residential district is to provide a district for low density residential single-family uses. The following regulations shall apply in the R-1-S Single Family Residential District of Anderson County, Tennessee.
- B. Uses Permitted:
1. Single family dwellings ³⁰(excluding single-wide mobile homes)
 2. Private and Public Schools (Elementary, Middle, High School, and College or Technical.)
 3. Churches
 4. Community or private swimming pools, parks, country clubs
 5. ³¹Day Care Homes
- C. Special Exceptions: In the R-1-S residential district, the following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with the provisions of Article 4, Division 75.
1. Customary Home Occupations as regulated in Article 3, Division 45, Section 045-050 of this code
- D. Uses Prohibited All uses except those uses expressly permitted or as a special exception by the Board of Zoning Appeals are prohibited.
- E. Dimensional Regulations
1. Front yard: 30 feet.
 2. Rear Yard: 10 feet deep for the principal and any permitted accessory structure.
 3. Side Yard: 10 feet for one and two-story structures. Additional 5 feet shall be required for any structure over two stories.
 4. Land Area: 7,500 square feet with public sanitary sewer and public water. 22,000 square feet where public water is available and no public sewer. **(22 000 square foot = 0.505 acre)**
 5. Maximum Lot Coverage The principal structure and accessory buildings shall not cover more than 40% of the lot area.
 6. Lot Width The lot width at the building setback line shall be 75 feet.
 7. Height Limitations 50 feet³² maximum.

²⁹ 12/17/01

³⁰ 4/17/00

³¹ 11/15/99