

ARTICLE VI

USE PROVISIONS FOR RESIDENTIAL DISTRICTS

SECTION

- 6.01 R-1 LOW DENSITY RESIDENTIAL DISTRICT**
- 6.02 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT**
- 6.03 R-3 HIGH DENSITY RESIDENTIAL DISTRICT**
- 6.04 RP RESIDENTIAL PROFESSIONAL DISTRICT**

6.01 R-1 LOW DENSITY RESIDENTIAL DISTRICT

This residential district is intended to have relatively low population densities and to be used for single-family residences. Additional permitted uses include uses and facilities normally required to provide the basic elements of a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order, and efficiency are encouraged by providing for adequate light, air, and open space for dwellings and related facilities and through consideration of the proper functional relationship of each element.

6.01A USES PERMITTED

1. Single-family dwellings, manufactured residential dwellings, except mobile homes. **(Amended 7/12/01)**
2. Customary accessory buildings, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than ten (10) feet to any lot line.
3. Public and semi-public recreational facilities.
4. Substations, such as electric, telephone, or gas, provided that:
 - a. Structures are located and placed not less than fifty (50) feet from any property line;
 - b. Structures are enclosed by a woven-wire fence at least eight (8) feet high;
 - c. No vehicles or equipment are stored on the premises; and
 - d. The lot is suitably landscaped, including a planted buffer strip at least ten (10) feet wide along the front and side of property lines.
5. Bed and Breakfasts, provided they front or abut upon a state numbered highway and they must comply with the requirements of Spring City Ordinance 22-03. **(added 8/5/04)**

6.01B USES PERMITTED ON APPEAL

In the R-1 Low Density Residential District, the following uses may be permitted subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. Home occupations as regulated in Section 9.06.
2. Churches or similar places of worship, but not including temporary mission or revival tents.
3. Public and private schools.
4. Child day care facilities to accommodate no more than seven (7) children provided the play area is completely enclosed by a fence to contain the children.

6.01C USES PROHIBITED

1. Duplexes, apartments, multi-family housing, except existing structures.
2. Commercial or industrial activities not permitted as a home occupation in Section 9.06.
3. Any other use not specifically permitted or permissible on appeal.

6.01D DIMENSIONAL REGULATIONS

All uses permitted in the R-1 Low Density Residential District shall comply with the following setback requirements except as provided in Section 10.06.

1. Front Yard:

The minimum depth of the front yard shall be twenty-five (25) feet.
2. Rear Yard:

The minimum depth of the rear yard shall be twenty (20) feet from the principal structure and ten (10) feet for any permitted accessory structure.
3. Side Yard:

The side yard shall be a minimum of ten (10) feet.
4. Side Yard on Corner Lots:

The minimum depth of the side yard that abuts the street shall be twenty-five (25) feet.

5. Land Area:

No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than fifteen thousand (15,000) square feet in area, except where sanitary sewer service is available, in which case the minimum lot area shall be eight thousand (8,000) square feet.

6. Lot Width: (amended 9/7/06)

No lot shall be less than sixty-five (65) feet wide at the building setback line.

7. Height Requirements:

No building shall exceed two and one-half (2 1/2) stories or thirty-five (35) feet in height except as provided in Section 10.04.

6.01E PARKING SPACE REQUIREMENTS

As regulated in Section 9.03.

6.01F ACCESS CONTROL

As regulated in Section 9.01.

Begin R-2
6.02

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

This residential district is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residences in areas which by location and character are appropriate for occupancy by medium density, single-family and two-family dwellings. An important purpose of this district is to create adequate standards of residential development in order to prevent overcrowded and unhealthy conditions. The intensity of land use should not be so great as to cause congestion of buildings or traffic or overload existing sanitary facilities. Densities should be limited to provide adequate light, air, and usable open space for occupants of dwellings and adequate space for all related facilities.

6.02A USES PERMITTED

1. Any use permitted in the R-1 Low Density Residential District.
2. Two-family dwellings (duplexes).
3. Boarding houses provided there is the accommodation of not more than two (2) boarders and there is no external evidence of such occupation except an announcement sign not more than two (2) square feet in area.
4. Cemeteries.