

11-316 AREA, YARD, HEIGHT, AND STREET ACCESS REQUIREMENTS

<u>District</u>	<u>Minimum Area¹</u> (Sq Ft)	<u>Sq. Ft per</u> <u>Additional</u> <u>Unit</u>	<u>Lot Width at</u> <u>Bldg. Setback</u> <u>(feet)</u>	<u>Minimum Front</u> <u>(ft.)</u>	<u>Bldg. Side²</u> <u>(ft.)</u>	<u>Setback Rear</u> <u>(ft.)</u>	<u>Maximum</u> <u>Percentage of</u> <u>Lot Coverage³</u>	<u>Maximum</u> <u>Height of</u> <u>Structures</u> <u>(feet)⁸</u>
RLD ⁴	80,000	N/A	150	30 ⁹	20	25	20	36 (40)
R-1	40,000	N/A	100	30 ⁹	20	25	25	36 (40)
R-2	80,000	10,000	150	50	50	50	30	44 (50)
T-R	80,000	10,000	150	50	50	50	40	44 (50)
C-1	40,000	N/A	100	25	15	25	30	36 (40)
C-2	40,000	N/A	100	25	15	25	40	44 (50)
C-3	40,000	N/A	100	25	15	25	25	36 (40)
A-1	130,000 ⁶	N/A	100	50	50	50	40	44 ⁷ (50)
O-R	200,000	N/A	100	50	50	50	20	36 (40)
SLPZ	40,000 ¹	40,000 ¹	N/A	50 to exterior	20 b/w buildings	50 to exterior	N/A	36 (40)
SLPOZ	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2
F-1	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2	Note 2

Notes:

1. Square footage with sanitary sewer is reduced by 50%.
2. Side yard on corner lot with be setback the same distance as the front yard requirement.
3. Includes all parking areas, buildings, and driveways in the R-2, TR, C-1, C-2, and C-3 districts. Includes only buildings and accessory structures in RLD, R-1, and OR districts.
4. Minimum lot area in the RLD district may be reduced to 40,000 square feet if fifty percent of the lot has a slope of less than fifteen percent and the remaining area is less than thirty percent slope. A topographical map prepared by a registered surveyor using on-site survey data or aerial photogrammetry establishing predevelopment elevation contours at five foot intervals shall be required before the Planning Commission may allow lots to be subdivided at the reduced area in the RLD district. All other requirements of the Pittman Center Zoning Ordinance, Pittman Center Subdivision Regulations, and Sevier County Environmental Regulations shall apply.
5. A building setback from the Great Smoky Mountains National Park and the Foothills Parkway of twenty-five(25) feet shall include any building and accessory structure.
6. See 11-311-E.
7. Agricultural structures may exceed this height if necessity can be proven to the BZA.
8. The () Height value is the maximum height for structures where the original grade exceeds 30% slope
9. May be reduced to 15' if fronting on a 50' right-of-way, 20' on a 40' right-of-way, and 25' on a 30' right-of-way if the natural topography is 30% or greater, and the on-site parking and turnaround area is maintained per ordinance requirements.