

CHAPTER 4

R-2 DISTRICTS

SECTION

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14-401. R-2 Medium-Density Residential District. The Medium-Density Residential District, R-2, is intended to preserve the existing residential areas of Cumberland Gap along with providing an area for higher density development than available in the R-1 district. The following regulations shall apply in the Medium-Density Residential District as defined on the "Zoning Map for Cumberland Gap, Tennessee." (1979 Code, § 11-501)

14-402. Permitted uses and structures. The following uses and structures are permitted:

- (1) Detached single-family dwellings.
- (2) Accessory buildings or uses customarily incidental to single-family dwellings.
- (3) Multi-family dwellings provided, however, that such dwellings are served by a public water supply and sanitary sewer system as approved by the Tennessee Department of Public Health.
- (4) Signs as regulated in § 14-1109. (1979 Code, § 11-502, as amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-403. Special exceptions. The following uses may be permitted on review by the board of zoning appeals according to § 14-1401:

- (1) Institutions (including churches, schools offering general education courses, and public libraries).
- (2) Municipal, county, state, or federal uses, public utilities, except storage and warehousing areas, and public parks.
- (3) Customary home occupations, as regulated in § 14-1103. (1979 Code, § 11-503, as amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-404. Prohibited uses and structures. Any other use not specifically permitted or permissible on appeal in the R- 2, residential district is prohibited. (1979 Code, § 11-504)

14-405. Area regulations. All uses permitted in the medium density residential district, R-2, shall comply with the following requirements:

- (1) Minimum lot area 5,000 square feet.
- (2) Minimum lot width at building setback line . . 50 feet.
- (3) Minimum depth of front yard 30 feet.
- (4) Minimum depth of rear yard20 feet.
- (5) Minimum width of side yard:
 - 1 story building 10 feet per side.
 - 2 story building 10 feet per side.
 - 3 story building 10 feet per side.
- (6) Maximum building area . . . 50 percent of the total lot area. (1979 Code, § 11-505, as amended by Ord. #1-2004, Jan. 2004)

14-406. Height requirement. No building shall exceed three (3) stories or forty (40) feet in height except as provided in § 14-1203 of this code. (1979 Code, § 11-506, as amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-407. Site development standards for required yards. The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees or otherwise landscaped; and maintained in good order. (1979 Code, § 11-507)

14-408. Parking, storage, and use of automobiles, major recreational equipment, or trucks. Off-street passenger automobile parking space as required in § 14-1108 of this code shall be provided.

No vehicle or trailer of any kind or type without current license plates shall be parked or stored on any lot other than in a completely enclosed building.

No major recreational equipment (including boats and boat trailers, travel trailers, partial travel trailer units, and the like, and cases or boxes used for transporting such, whether occupied by such equipment or not) shall be parked or stored on any lot except in a carport or enclosed building or behind the nearest portion of a building to a street, except for a temporary basis. No such equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use.

No truck of a rated capacity of greater than one (1) ton nor any heavy equipment may be parked on any lot or in the public right-of-way adjacent to any lot overnight nor stored or parked while loading or unloading for periods in

excess of twenty-four (24) hours except in an enclosed building. (1979 Code, § 11-508, as amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-409. Location of accessory buildings. (1) No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard.

(2) Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets. (1979 Code, § 11-509)