

**ARTICLE 10**  
**(R-1) LOW DENSITY RESIDENTIAL DISTRICT**

**7 TCC 1-10 (a) Purpose.** The R-1 Low Density Residential District is designed for single-family and two-family residential housing opportunities and to provide for the efficient use and orderly development of vacant land designated for residential uses. The R-1 district may be served by either individual septic systems or public sewer based upon requirements established by the Tazewell County Health Department. The R-1 District is intended to be located within the community growth areas that have been designated in Tazewell County's Land Use Plan.

**7 TCC 1-10 (b) Permitted Uses.** The following uses are permitted uses in the R-1 District, in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures on properties prior to the principal structure not to exceed a total of 250 square feet and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;
- (2) Accessory dwellings;
- (3) Agriculture on a lot not less than ten (10) acres;
- (4) Communication Facilities;
- (5) Dwellings, single family and two family;
- (6) Governmental, essential;
- (7) Gardens, Green house, non-commercial;
- (8) Home occupation;
- (9) Kennel, private;
- (10) Residential care homes, small;
- (11) Signs, in accordance with the provisions as set forth in Article 20 (Signs).

**7 TCC 1-10 (c) Special Uses.** The following uses may be established by a special use permit in the R-1 District in accordance with procedures and standards set forth in Article 25 (Special Uses):

- (1) Accessory structures prior to the principal structure not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;
- (2) Adaptive re-use of existing structures;
- (3) Bed and breakfast;
- (4) Cemeteries;
- (5) Chickens/Fowl on a zoning lot of one (1) acre or more and less than 10 acres subject to the regulations under Article 25, 7TCC 1-25 (f) Requirements for Particular Special Uses.
- (6) Churches;
- (7) Clinics, medical and dental;
- (8) Community centers;

- (9) Communication Facilities;
- (10) Day care center;
- (11) Day care home;
- (12) Golf course;
- (13) Golf driving range;
- (14) Governmental, non-essential;
- (15) Homes, specialized care facilities;
- (16) Manufactured/Mobile Homes, retired/disabled parent on the same lot or tract of land on which a single family detached dwelling is occupied as a permanent residence by a family member;
- (17) Planned Development; residential;
- (18) Recreational Facilities, Class I;
- (19) Residential Accessory Structures; the construction of an accessory structure in a residential district for storage and other accessory uses where the building exceeds the square footage limitation of 7TCC1-5(k).
- (20) Residential Care Home; large;
- (21) Retirement community;
- (22) Schools, private and public;
- (23) Stables private, on a zoning lot of two acres or more, provided;
  - i. Equines shall not be raised, placed, maintained or bred on a zoning lot at a density in excess of 1 animal unit per acre as deemed suitable;
  - ii. A fence, pen, shelter, corral or similar enclosure shall be provided of sufficient height and strength to retain the equines on their own premises;
  - iii. Manure shall be collected and maintained in a sanitary manner so as to prevent offensive odors, fly breeding, or other nuisances. The debris shall not be allowed to accumulate and shall be not admitted to the sanitary sewer system.
- (24) Swimming Pool, public.

**7 TCC 1-10 (d) Minimum Lot Sizes.** Except as provided by special use permit, all uses and structures in the R-1 Low Density Residential District shall have the minimum lot size as set forth below:

- (1) Single-family dwelling served by both a Public Water System and Public Sewer System: one-half (1/2) acre.
- (2) Single family dwelling served by a Public Sewer System or by a Public Water System: three-quarters (3/4) of an acre unless larger lot sizes are required by the Tazewell County Septic Ordinance.

- (3) Single-family dwelling not served by both a Public Water System and Public Sewer System: one (1) acre, unless larger lot sizes are required by the Tazewell County Septic Ordinance.
- (4) Single-family dwelling not served by both a Public Water System and Public Sewer System and having one or more closed loop well(s): one and one-half (1-1/2) acres, unless larger lot sizes are required by the Tazewell County Septic Ordinance.
- (5) Two-family dwelling served by both a Public Water System and Public Sewer System: three quarters (3/4) acre.
- (6) Two-family dwelling served by a Public Sewer System or by a Public Water System: three quarters (3/4) acre unless larger lot sizes are required by the Tazewell County Septic Ordinance.
- (7) Two-family dwelling not served by both a Public Water System and Public Sewer System: one and one-half (1-1/2) acres, unless larger lot sizes are required by the Tazewell County Septic Ordinance.
- (8) Two-family dwelling not served by both a Public Water System and Public Sewer System and having one or more closed loop well(s): two (2) acres, unless larger lot sizes are required by the Tazewell County Septic Ordinance.

**7 TCC 1-10 (e) Minimum Lot Width.** Minimum lot width at the building setback line shall be 100 feet.

**7 TCC 1-10 (f) Minimum Setbacks.** The following setback standards shall apply in the R-1 District for principal and accessory structures which abut the following:

- (1) **Roads.**
  - i. Arterial Street (Highway): 90 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way whichever is greater.
  - ii. Collector Street (Major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way whichever is greater.
  - iii. Minor Street (Minor): 50 feet from the centerline of the right-of-way, or 25 feet from the edge of the right-of-way whichever is greater.
  - iv. Private Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- (2) **Side Yard.**
  - i. Principal structures shall have a side setback of not less than 10 feet from the property line.
  - ii. Accessory structures shall have a side setback of not less than 5 feet from the property line.
- (3) **Rear Yard.**
  - i. Principal structures shall have a rear setback of not less than 20 feet from the property line.
  - ii. Accessory structures shall have a rear setback of not less than 5 feet from the property line.

**7 TCC 1-10 (g) Lot Coverage.** No more than 30% of the area of the lot shall be occupied by structures.

**7 TCC 1-10 (h) Height.** Except as provided in 7TCC1-5(l), the following height regulations shall apply in the R-1 District:

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 15 feet to the mean height of the roof.