

ARTICLE IV

APPLICATION OF REGULATIONS

Except as hereinafter provided:

401. Use. No building, structure or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located.

402. Street Frontage. No dwelling shall be erected on a lot which does not abut a public road without meeting the following minimum standards or exemptions:

402.1. Standards:

1. All lots less than two (2) acres in total area shall have a minimum of twenty-five (25) feet of street frontage;
2. All lots two (2) acres or greater in total area shall have a minimum of forty (40) of street frontage; or (Newly created lots shall conform to the subdivision regulations for minimum road frontage.)
3. All lots fronting on an arterial road shall have a minimum of one hundred (100) of street frontage. An arterial road is determined by the Major Thoroughfare Plan.
4. Any lot as part of an approved plan in a private gated community and on a permanent easement (private street) that corresponds in its location and lines with a permanent easement shown on a plat approved by the Planning Commission with such approval entered in writing on the recorded plat by the secretary of the Planning Commission shall have a minimum street frontage per principal building or structure subject to the standards above (Section 402.1) according to the size of property.

402.2. Exemptions For Lots-of-Record: In the case where a tract of land is considered legal and recorded prior to the adoption of County-wide zoning on August 27, 1984, and which is outside of any Planning Region of the Regional Planning Commissions (Johnson City and Jonesborough), the land may be subdivided so long as the following requirements and conditions are satisfied prior to issuance of any principal use permit:

1. The lot-of-record, which has less than forty (40) feet of road frontage or none at all, may be subdivided only if the proposed new lot(s) obtain the minimum width of public road frontage subject to the standards in Section 402.1, and in no case shall new lots be created without the required minimum public road frontage requirements nor further non-conformities be created to the original tract by subdividing. All other zone lot requirements shall apply.

403. Corner Lots. The minimum width of a side yard along an intersecting street shall be 50 percent greater than the minimum side yard requirements of the district in which the lot is located.

404. One Principal Building On A Lot. Only one principal building and its customary accessory buildings may hereafter be erected on a lot in any A-2, R-1, R-1A, and R-1B residential district. In all other zoning districts, the requirements of the zoning district shall apply provided that all buildings meet the yard and density requirements of the district in which they are located.

405. Yard and other Spaces. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this resolution shall be included as a part of a yard or other space required under this resolution for another building.

406. Reduction of Lot Size. No lot shall be reduced in area so that yards, density, lot width, building area or other provisions of this resolution shall be maintained.

407. Conformity to Subdivision Regulations. No building permit shall be issued for or no building shall be erected on any lot within the county, unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted or opened as a public street prior to that time or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the appropriate regional planning commission (Washington County, Jonesborough, Johnson City, or other state approved regional planning commission.) and such approval entered in writing on the plat by the secretary of the commission.

408. Height and Density. No building or structure shall hereafter be executed or altered so as to exceed the height limit, to accommodate or house a greater number of families, to have narrower or smaller front yards or side yards than are required or specified in the regulations herein for the district in which it is located.

409. Deed Restrictions. Deed restrictions shall not be construed to be superseded nor abrogated by this zoning resolution where the provisions of this resolution are less restrictive in nature than the restrictions in the deed; nor shall deed restrictions be construed to override, annul, abrogate, or supersede any provision of this resolution where said deed restrictions are less restrictive in nature than the provisions of this resolution.

410. Manufactured Home Skirting. All manufactured homes shall be skirted using masonry or some other decay resistant material specifically manufactured for such use. The skirting shall be installed around the entire perimeter of the structure and have adequate ventilation as required by the manufacturer or, if there are no specifications available, no less than one square foot of ventilation for every 150 square feet of crawlspace area. All work must be completed within sixty days.