

SUB-CHAPTER 2.2
RESIDENCE DISTRICT "B" REGULATIONS

SECTION

- 14-2.201. Scope
- 14-2.202. Uses permitted.
- 14-2.203. Height of building.
- 14-2.204. Area regulations.

14-2.201. Scope. Within a Residence District "B" as shown on the Zone Map of Alcoa the following regulations shall apply. (Ord. No. 338, Sec. 5)

14-2.202. Uses permitted.

- (1) All uses permitted and as regulated by Title 14, Section 14-2.102 of this code except as hereinafter modified.
- (2) Dwellings for any number of families, including boarding houses and rooming houses. For the purposes of this ordinance, boarding houses and rooming houses are defined as being a house where meals and lodging are provided or a house where rooms are available for rent, respectively.
- (3) Accessory structures and home occupations customarily incidental to any of the aforesaid permitted uses subject to all the same conditions set forth in Section 14-2.102 (3). (Ord. No. 338, Sec. 5 (A))

14-2.203. Height of building. No dwelling shall exceed three (3) stories or forty-five (45) feet in height; except that hospitals, churches, schools and other public buildings may be erected to a height of sixty (60) feet or four (4) stories provided each yard required herein is increased an additional one (1) foot for each foot in height such building exceeds forty-five (45) feet. (Ord. No. 338, Sec. 5 (B), as amended by Ord. No. 23-585, Sec. 3, July 2023)

14-2.204. Area regulations.

(1) Front yard. The following shall apply, where applicable, unless impacted by easements of greater width for construction, drainage, and utilities or for vehicular and/or pedestrian ingress and egress:

- a. There shall be a front yard of not less than twenty (20) feet in width.
- b. There shall be a front yard of not less than that required if located on one of the adopted corridors (see Ordinance #98-014 and #98-015).

Exceptions apply to a and b above, as permitted under Sub-chapter 2.25, Exceptions and Modifications, Section 14-2.2502, Front yards.

(2) Side yard. There shall be a side yard of not less than five (5) feet in width, unless impacted by easements of greater width for construction, drainage, and utilities or for vehicular and/or pedestrian ingress and egress.

(3) Rear yard. There shall be a rear yard of not less than twenty (20) feet in width, except for a corner lot, unless impacted by easements of greater width for construction, drainage, and utilities or for vehicular and/or pedestrian ingress and egress.

(4) Lot width. There shall be a lot width of not less than fifty (50) feet.

(5) Lot size/Lot area/Density. The following shall apply, where applicable:

- a. There shall be a lot size of not less than 6000 square feet for one (1) and two (2) family dwellings, which yields a density of no greater than 7.26 dwelling units per acre.

b. There shall be a dedicated amount of lot area per dwelling of not less than 2,500 square feet for three (3) or more family dwellings, which yields a density of no greater than 17.42 dwelling units per acre.

(6) Lot coverage. There shall be a maximum lot coverage/total impervious surface area of not more than 70 percent. (Ord. No. 338, Sec. 5 (C), Ord. No. 388, Sec. 5 (D), Ord. No. 388, Sec. 5 (E), as amended by Ord. No. 476, Sec. 1, Ord. No. 338, Sec. 5 (F), as amended by Ord. No. 23-585, Sec. 3, July 2023, as amended by Ord. No. 25-625, Sec. 1, Sec. 2 and Sec. 3, June 2025)