

SUB-CHAPTER 2.3
RESIDENCE DISTRICT "C" REGULATIONS

SECTION

- 14-2.301. Scope.
14-2.302. Uses permitted.
14-2.303. Height of building.
14-2.304. Area regulations.

14-2.301. Scope. Within a Residence District "C" as shown on the Zone Map of Alcoa the following regulations shall apply. (Ord. No. 338, Sec. 6)

14-2.302. Uses permitted.

- (1) All uses permitted in Residence District "B".
(2) 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. 6 (A))

14-2.303. Height of building. No dwelling shall exceed three (3) stories or (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. 6 (B), as amended by Ord. No. 23-586, 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 2,000 square feet for three (3) or more family dwellings, which yields a density of no greater than 21.78 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. 6 (C), Ord. No. 338, Sec. 6 (D), Ord. No. 338, Sec. 6 (F), as amended by Ord. No. 23-586, Sec. 3, July 2023, as amended by Ord. No. 25-626, Sec. 1, Sec. 2, Sec. 3, Sec. 4, Sec. 5 and Sec. 6, June 2025)