

Summary of Bulk Standard Regulations for Estates 1A (“E1A”)

The information contained in this document is intended to be reference only and is not intended to be all-inclusive. Applicants are responsible for compliance with all applicable codes, ordinances, and regulations of the City of Forest Hills and the State of Tennessee. Applicants are responsible for reimbursing the City of Forest Hills for expenses related to the actual review and/or inspection of project that exceed the cost of permitting.

THE PURPOSE OF THIS DISTRICT IS TO MAINTAIN AND PRESERVE THE COUNTRYSIDE PARK-LIKE CHARACTER IN THE AREA ADJOINING PERCY WARNER PARK ALONG CHICKERING AND PAGE ROADS AS SHOWN ON THE COMPREHENSIVE PLAN.

Lot Area	6 acres (minimum)
Lot Width	250' (minimum)
Street Frontage	
Front Setback	150' (minimum)
Side Setback	24% of lot width at the front building setback line or 60', whichever is greater
Rear Setback	100' (minimum)
Accessory Setbacks	30' distance from rear lot line (minimum)/ 60' distance from side yard lot lines (minimum)
Building Cover	Maximum 5%
Impervious Surface Ratio	Maximum 14%
Floor Area Ratio	Maximum 7.5%
Height Zone Maximums	Zone 1: 27' / Zone 2: 35'

- ✓ **Front Yard Setback:** The distance shall be measured from the point at which the Lot satisfies the minimum Lot Width requirement.
- ✓ **Building Cover:** Includes anything under roof or like-cover (covered porches, overhangs, entryways)
- ✓ **Impervious Surface Ratio (ISR):** Includes roofs of structures, parking/driveway areas, sidewalks, walls, patios, pool decks, pools, and graveled areas
- ✓ **Floor Area Ratio (FAR):** Includes attics and cellars that may be used for habitation. Excludes carports, porches, patios, balconies, and decks that are not enclosed or under roof. Basements must be at least 50% underground and at least 42" below finished grade at its most shallow point to be excluded from floor area ratio calculations.
- ✓ **Building Height:** The vertical height measured from the grade plane to the average height of the highest roof surface of the Building. For purposes of this definition, "grade plane" is the average of the elevations of the grade at each end of the front of the Building.
- ✓ **Roof pitch:** "The roof pitch of a Building or Structure is its slope as determined by its vertical rise divided by its horizontal span or "run." Roof pitch is expressed with the rise first and run second. Buildings with a total height as set forth in Zone 1 in table 4.02 or less may have roof pitches no steeper than 16:12. Buildings with a height greater than set forth Zone 1 in table 4.02 feet may have roof pitches no greater than 12:12.

Bulk Standard Formulas (in square feet)	Max. Allowed	Existing Conditions	Proposed (Post-Construction)
Building Cover = $\frac{\text{Total Horizontal Area of Surfaces Under Roof}}{\text{Total Lot Area}}$	5%		
ISR = $\frac{\text{Total Impervious Surface} + \text{Total Building Cover}}{\text{Total Lot Area}}$	14%		
FAR = $\frac{\text{Total Floor Area}}{\text{Total Lot Area}}$	7.5%		