

2. Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center of streets or alleys, or the corporate limit lines as they exist at the time of the enactment of the zoning code. Questions concerning the exact locations of district boundaries shall be determined by the board of zoning appeals.
3. Where a district boundary divides a lot existing at the time the zoning code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portion of said lot as is not more than fifty (50) feet within the more restricted district.

**14-403. R-1, LOW DENSITY RESIDENTIAL DISTRICT.** Within the R-1, Low Density Residential District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures.
  - a. Single-family and multiple-family dwellings.
  - b. Mobile homes, provided the regulations in Section 14-606 are complied with.
  - c. Institutions (including churches, schools offering general education courses, and public libraries).
  - d. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
  - e. Accessory buildings or uses customarily incidental to any aforementioned uses.
  - f. Single real estate signs advertising the sale, rental, or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street rights-of-way. Nameplates and single signs identifying home ownership or address, and on-premise customary home occupations, provided the requirements of Section 14-604 (2) are met.
2. Uses and structures permitted on review by the Board of Zoning Appeals.
  - a. Municipal, county, state, or federal uses, except general office buildings; public utilities, except storage and warehousing areas, cemeteries; agricultural uses; hospitals for human care; philanthropic institutions and

clubs, except a club the chief activity of which is customarily carried out as a business; public parks; golf courses; provided, however, that no permit shall be issued except with the written approval of the board of zoning appeals and subject to such conditions as the board of zoning appeals may require in order to preserve and protect the character of the district in which the proposed use is located.

- b. Customary home occupations, provided the conditions in Section 14-603 are met.
- c. Daycare and Preschool Facilities. (*This item added by City Council 10/15/01*)

3. Prohibited uses and structures.

- a. Any other use not specifically permitted or permissible on review in this R-1, Low Density Residential District.
- b. Advertising signs and billboards except those specifically permitted under Section 14-403 (1) (f) of this code.

4. Area regulations. The principal building shall be located so as to comply with the following requirements:

- a. Minimum lot area for single-family dwelling unit served by public water and sewer systems: 10,000 square feet.
- b. Minimum lot area per dwelling unit for two-unit structures and multi-family structures or any combination thereof which are served by public water and sewer systems:

6,000 sq. ft. first family  
6,000 sq. ft. second family  
3,000 sq. ft. third family  
3,000 sq. ft. fourth family  
Over four (4) units not permitted

No two-unit structure(s) or multi-family structure(s) shall be allowed unless such structure(s) is served by a public sewer system approved by the Tennessee Department of Public Health, and the Loudon Utilities Board.

- c. Minimum lot area for single-family dwelling units where lot is not served with public sewer: 15,000 square feet.

- d. Minimum lot width at building setback line: 75 feet
  - e. Minimum depth of front yards: 30 feet
  - f. Minimum depth of rear yards: 20 feet
  - g. Minimum width of side yards:
    - 1-story building .....10 feet each side
    - 2-story building.....12 feet each side
    - 3-story building.....15 feet each side
  - h. Maximum percentage of lot area which may be occupied by structures: 40 percent.
5. Site development standards for required yards. The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees or otherwise landscaped; and maintained in good order.
6. Location of accessory buildings
- a. No accessory building shall be erected in any required front or side yard. Accessory buildings shall not cover more than thirty (30) percent of any required rear yard, and shall be at least five (5) feet from all lot lines and from any other building on the same lot.
  - b. Accessory buildings on corner lots shall conform with front yard setbacks for both intersecting streets.

**14-404. R-2, HIGH DENSITY RESIDENTIAL DISTRICT.** Within the R-2, High Density Residential District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations and plus the other applicable provisions of the zoning code shall apply:

- 1. Permitted uses and structures.
  - a. Single-family and multiple-family dwellings.
  - b. Mobile homes, provided the regulations in Section 14-606 are complied with.
  - c. Institutions (including churches, schools offering general education courses, and public libraries).