

- d. Minimum depth of front yards.....30 ft.
- e. Minimum depth of rear yards.....20 ft.
- f. Minimum width of side yards:
  - 1-story building.....10 ft. each side
  - 2-story building.....12 ft. each side
  - 3-story building.....15 ft. each side
- g. Maximum percentage of lot area which may be occupied by structures: forty (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.

**14-414. H-1 HISTORIC OVERLAY DISTRICT.** This district is established as an overlay district which is superimposed over existing district(s). The district is established for the purpose of preserving and protecting the historical and/or architectural value of buildings, structures or historically significant areas within the City of Loudon.

1. Use, area, parking, height regulations

The regulations controlling permitted uses, special exceptions, height, lot areas, locations, or accessory structures, off-street parking, setbacks or other regulations created for the various zoning districts are applicable within the district overlaid by the historic district except when in conflict with the provisions of this section which shall control.

2. Issuance of Permits and Certificate of Appropriateness

No building, structure or sign shall be constructed, altered, rehabilitated, relocated, or demolished, unless the Historic Zoning Commission, as created in Chapter 10, shall have approved plans and granted a certificate of appropriateness consistent with established design review guidelines. All applications for building permits shall be referred to the Historic Zoning Commission, which shall have broad powers to request detailed construction plans and related data pertinent to thorough review of the proposal. The Historic Zoning Commission shall, within thirty (30) days following the appropriateness of sufficient data, grant a certificate of appropriateness with or without attached conditions or deny the certificate, and shall state the grounds for denial in writing.

#### **14-415. PLANNED DEVELOPMENT DISTRICT (PDD).**

##### **A. PURPOSE**

The Planned Development District, hereinafter referred as the "PD District", is intended for master-planned developments that allow for a mixture of land-uses to coexist in a community setting based on readily defined land use goals and design principles which:

Advocate the development of communities and places that are diverse and responsive to the human scale, where destinations are designed to encourage pedestrian activity, stimulate increased social interaction and engender a sense of place; Promote efficient and economic uses of land; Respect existing communities; Provide flexibility to meet changing needs, technologies, economics, and consumer preferences; Promote development patterns and land uses which reduce transportation needs and which conserve energy and natural resources; Reduce infrastructure installation and maintenance costs by permitting smaller networks of utilities and streets and the use of shared facilities; Protect and enhance natural resources; Provide more open spaces and scenic areas, either privately owned or publicly owned, than would otherwise be provided under conventional land development procedures; and encourage a variety of uses, building forms, and building relationships while maintaining a consistent architectural theme.

##### **B. PLANNED DEVELOPMENT MODEL**

The PD District is designed to recognize and allow for the development of livable, sustainable communities, which typically will occur in relatively undeveloped areas. They are broadly characterized as self-contained communities having an