

- p. Religious activities and welfare, and charitable services.
- q. Railroad transportation.
- r. Multi-family residential uses.
  - i. Shall be permitted on any floor, except a ground floor of an existing commercial building and within existing structure constructed for residential purposes.
  - ii. Shall be permitted within structures specifically designed for living quarters provided they comply with Section 14-309 (1)(b).

Any use or structure customarily incidental to the above permitted uses.

- 2. Prohibited uses and structures. Any use or structure not specifically permitted as prohibited.

- a. Mobile homes, manufactured homes or other temporary structures. *(Amended by Loudon City Council 2/9/04.)*

- b. Truck Stops

- 3. Area regulations. Buildings shall be located so as to comply with the following requirements:

- a. Minimum depth of front yard.....10 feet

- b. Minimum depth of rear yard.....20 feet

However, commercial buildings may be built next to a common lot line by common consent, if the lot line walls have a fire resistance rating equal to that required for Fire Districts by the Southern Standard Building Code. Evidence of common consent must be filed in writing with the building inspector upon application for a building permit.

The Board shall have the discretion to waive the setback requirements when unusual circumstances warrant this consideration.

**14-406. C-2, HIGHWAY BUSINESS DISTRICT.** The purpose of this district is to provide for highway-oriented commercial uses. Within the C-2, Highway Business District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply.

1. Permitted uses and structures.
  - a. All uses permitted in the C-1, Central Business District.
  - b. Wholesale trade.
  - c. Retail trade - building materials, hardware, farm equipment.
  - d. Retail trade - automotive, marine craft, aircraft, and accessories.
  - e. Retail trade - fuel and ice.
  - f. Repair services - automobile repair and service.
  - g. Contract construction services
  - h. Educational services.
  - i. Amusements.
  - j. Recreational activities.
  - k. Utilities not including sewage disposal and solid waste disposal.
  - l. Animal husbandry services, provided that all animals are maintained within a closed, air conditioned structure.
  - m. Signs and billboards subject to the provisions of Section 14-604.
  - n. Any use or structure customarily incidental to the above permitted uses.  
*(Amended by Loudon City Council 2/22/05)*
2. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
  - a. Mobile homes, manufactured homes or other temporary structures.  
*(Amended by Loudon City Council 2/9/04.)*
  - b. Truck stops
3. Area regulations.

- a. Minimum lot width at building line.....50 feet
- b. Minimum depth of front yard.....30 feet
- c. Minimum depth of rear yard.....15 feet
- d. Minimum width of side yards:
  - 1-story building.....10 ft. each
  - 2-story building.....15 ft. each
  - 3-story building.....20 ft. each

However, buildings may be built to the side property line provided there is written consent of the adjacent property owner and further provided that the buildings share a common fire resistant wall.

- e. Outdoor Storage. Outdoor storage is permitted only in the rear yard and where screened from view by landscaping or other approved materials. All outdoor storage must be approved by the Planning Commission.  
*(Amended by Loudon City Council 2/22/05)*

**14-407. C-3, LOCAL BUSINESS DISTRICT.** The purpose of this district is to provide for neighborhood shopping and service areas convenient to residential neighborhoods. Within the C-3, Local Business District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

- 1. Permitted uses and structures.
  - a. Grocery stores, drug stores, barber and beauty shops, laundry and dry cleaning pick up stations, doctors and dentist offices, established for the convenience of the neighborhood.
- 2. Uses and structures permitted on review by the Board of Zoning Appeals.
- 3. Prohibited uses and structures. Manufacturing uses or any commercial or other use not specifically permitted or permissible on review by the Board of Zoning Appeals.
  - a. Mobile homes, manufactured homes or other temporary structures.  
*(Amended by Loudon City Council 2/9/04.)*
  - b. Truck stops