

2-story building.....20 ft.

3-story building.....25 ft.

14-413. R-1-S, SINGLE FAMILY RESIDENTIAL DISTRICT. Within the R-1-S, Single family residential district, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures.
 - a. Single family dwellings.
 - b. Institutions (including churches, schools, offering general education courses, and public libraries).
 - c. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
 - d. Accessory buildings or uses customarily incidental to any aforementioned uses.
 - e. 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, on-premise customary home occupations, manufactured home communities, and apartment buildings 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; 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 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-S, Single family residential district.
 - b. Advertising signs and billboards except those specifically permitted under Section 14-403 (1) (f) of this code.
 - c. Mobile homes and manufactured home communities.
- 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 for single family dwelling units where lot is not served with public sewer: 15,000 square feet.
 - c. Minimum lot width at building setback line.....75 ft.
 - d. Minimum depth of front yards.....30 ft.
 - e. Minimum depth of rear yards.....20 ft.
 - f. Minimum width of side yards:
 - 1-story building10 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 overlayed 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