

## **Zoning Information**

According to the Loudon County Planning and Zoning Office the property is zoned:

### **R-1 Suburban Residential District**

For additional information, please feel free to contact the Loudon County Planning and Zoning Office at 865-458-4470 or visit their website at <http://planningandcodes.loudoncounty-tn.gov/>



these changes, the standards of the Tennessee Department of Public Health have been met.

5. Maximum Lot Coverage: Main farm or agricultural accessory buildings shall cover no more than five (5) percent of the total land area. Permitted none-agricultural uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.

6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.

7. Height Requirement: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in Article 6, Section 6.030.

8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

#### **5.043. R-1 Suburban Residential District**

A. District Description

The R-1, Suburban-Residential District, is intended to provide areas which are suitable for low-density single and multiple-family residential development. This district is particularly suitable for areas adjacent or near urban areas, where an adequate public water supply or public wastewater service is available. The principle uses of land range from single-family to multi-family apartment uses. The following regulations shall apply in the R-1 Suburban Residential District as defined on the Zoning Map of Loudon County, Tennessee:

B. Uses Permitted

In the R-1, Suburban-Residential District, the following uses and their accessory uses are permitted:

1. Detached single-family dwellings.
2. Rooming and boarding houses.
3. Prefabricated dwelling.
4. Mobile home.
5. Customary home occupation as regulated in Article 4, Section 4.040.
6. Duplexes.

C. Uses Permitted as Special Exceptions:

In the R-1, Suburban-Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Churches and other places of assembly.
2. Educational institutions.
3. Public and private recreation facilities.
4. Utility facilities necessary for the provision of public services.
5. Planned unit developments as regulated in Article 4, Section 4.080.
6. Mobile home parks, subject to the provisions of Article 4, Section 4.100.
7. Cemeteries subject to the provisions of Article 5, Section 4.120.
8. Government buildings and community centers.
9. Multi-family dwellings. In order to provide for the orderly development of multi-family housing in areas conducive to such development the following specifications and guidelines shall be followed in granting a special exception:

Multi-family dwellings shall be:

- a. located adjacent to arterials and/or collector roads;
- b. served by public utility water and an approved wastewater treatment facility (i.e., septic system or public wastewater system);
- c. located near areas of intense urban activity and necessary community facilities;
- d. designed to provide permanent open and recreational space for residents;
- e. designed to meet the area requirements as stated in Subsection 4. Land Area;
- f. located in areas where the use will not conflict with the character of the surrounding area.

Approval of an apartment complex consists of a two stage process, a preliminary approval for a site selection and a final approval consisting of a site design. A site plan shall be submitted with the following information:

- a. The site location of the proposed use/structure including a location map and the scale of such a map.
  - b. Drainage system plan to include but not limited to the location of enclosed storm sewers and appurtenances, open channels, and swales on property lines and/or back lot lines, and contour lines at five (5) foot intervals.
  - c. Size and dimensions of the proposed building(s) and a drawing of all setbacks.
  - d. Parking area design, number of parking spaces, and design of those spaces.
  - e. Location of any signage and the dimensions of such sign(s) which will advertise the use of the buildings.
  - f. Location and design of all entrances and exits onto a public road.
10. Daycare Centers – To serve up to 12 clients with no more than two (2) employees. *(Approved by County Commission 10/6/03)*

D. Uses Prohibited:

In the R-1, Suburban-Residential District, all uses except those uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations:

All uses permitted in the R-1, Suburban-Residential District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum of the front yard shall be thirty (30) feet.
2. Rear Yard: The minimum depth of the rear yard shall be twenty-five (25) feet for the principal structure and five (5) feet for any permitted accessory structure. . (Amended by Loudon County Commission 12/3/07)

3. Side Yard: The side yard shall be a minimum of fifteen (15) feet for one and two-story structures, plus five (5) additional feet of side yard for each additional story over two, and five (5) feet for any permitted accessory structure. (Amended by Loudon County Commission 12/3/07)
4. Land Area: No lot or parcel of land shall be reduced in size to provide separate lots or building sites of less than 20,000 square feet in area. Where there is an existing lot of record of less than 20,000 square feet, at the time of adoption of this Resolution, this lot may be utilized for the construction of one single-family dwelling, providing the lot in question has a public water supply and providing that said lot of record is not less than 7,500 square feet in area.

On lots or parcels of land where multiple-family dwellings are constructed, the following area requirements and definitions shall apply except as regulated in Article 4, Section 4.080, (planned unit developments):

<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water but without Public Wastewater</u>
1	20,000 sq. ft.	20,000 sq. ft.
2	25,000 sq. ft.	30,000 sq. ft.
3	30,000 sq. ft.	35,000 sq. ft.
4	35,000 sq. ft.	40,000 sq. ft.
More than 4 units	3,500 sq. ft. for each unit over 4	Not permitted unless on-site treatment units (i.e., package plants) are used, 30,000 sq. ft. for each unit over 4

Dwelling, Attached - A dwelling with one or more party walls, or one party wall in the case of a dwelling at the end of a group of attached dwellings.

Dwelling, Multiple-Family - Two or more attached dwelling units.

\*The Board of Zoning Appeals may increase the lot size requirement if a soils analysis or percolation tests as required by the Loudon County Sanitarian indicate a potential problem with subsurface sewage disposal.

#### F. Cluster Development Option

Purpose: The cluster development option is established to encourage clustering of residential development promoting more creative design options based on the size, shape, natural resources of a site; constraints which have direct implications for development. The primary purpose of the option is to maintain open space, preservation of natural environmental features and enhance design which may not be practical under traditional development standards. This option shall not apply within the 1st and 4th civil districts up to the Tennessee River and Little Tennessee River which are primarily rural in character.

Objectives:

- \* Maintain the same density standards of the district
- \* Promote connection to public sewage systems to reduce environmental impacts
- \* Reduce construction and maintenance costs (public and private)
- \* Enhance opportunities for creative design
- \* Encourage design which utilizes open space as part of the development

Requirements: The following general requirements are established for developments utilizing the cluster development option:

- \* Minimum lot area shall not be less than 15,000 sq. ft.
- \* Required connection to public sewage system.
- \* Establishment of association/entity to supervise and maintain open space.
- \* Open space shall be integrated throughout the development, including sensitive environmental areas and identified as part of the subdivision approval process.
- \* Minimum setback requirements: front-25 feet, side-15 feet, rear-20 feet.
- \* Minimum lot width at the building setback line shall not be less than 100 feet.
- \* Paved sidewalks, not less than 4 feet in width and located not less than 6 feet from the edge of the roadway.
- \* Density shall be based on the total developable land area less 20% for infrastructure. The total number of lots or density shall be determined based on a 20,000 sq. ft. scenario.

1. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel or the buildable area of said lot as defined by the front, side, and rear yard setbacks, whichever is less.
2. Lot Width: No lot shall be less than one hundred (100) feet wide at the

building setback line.

3. Height Requirement: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in Article 6, Section 6.030.
4. Parking Space Requirement: As regulated in Article 4, Section 4.010.