

Resolution 010719-F

A RESOLUTION TO AMEND THE LOUDON COUNTY ZONING RESOLUTION, ARTICLE 7. SECTION 7.030. BUILDING PERMITS, AND ARTICLE 5. SECTION 5.041. A-1, AGRICULTURE FORESTRY DISTRICT AND SECTION 5.042. A-2, RURAL RESIDENTIAL DISTRICT PURSUANT TO TENNESSEE CODE ANNOTATED, SECTION 13-7-105

WHEREAS, the Loudon County Commission, in accordance with Chapter Seven, Section 13-7-105 of the Tennessee Code Annotated, may from time to time amend the number, shape, boundary, area or any regulation of or within any districts, or any other provision of the zoning resolution; and

WHEREAS, the Regional Planning Commission has forwarded its recommendation regarding these amendments to the Loudon County Zoning Resolution; and

WHEREAS, a notice of public hearing and a description of the resolution appeared in the publication, The Daily Edition on December 7, 2018, consistent with the provisions of Tennessee Code Annotated Section 13-7-105;

NOW, THEREFORE, BE IT RESOLVED by the Loudon County Commission that Article 7. Section 7.030. Building Permits, and Article 5. Section 5.041, A-1, Agriculture Forestry District and Article 5. Section 5.042, A-2, Rural Residential District of the Loudon County Zoning Resolution be amended by the following:

Section 1. Article 7. Section 7.030. Building Permits is hereby amended by adding the following to the first paragraph:

7.030. Building Permits. In accordance with Section 13-7-114 of the Tennessee Code Annotated, it shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, to commence the moving, alteration, or repair of any structure, including accessory structures, to use a building or structure or to change the use of a building or structure, or to commence the filling of land until the Building Commissioner has issued for work a building permit containing a statement that the plans, specifications and intended use of such structure in all respects conform with the provisions of this resolution. Application for a building permit shall be made in writing to the Building Commissioner on forms provided for that purpose. No building permit shall be issued for any commercial, office, industrial or multi-family developments until site plans have been submitted to and approved by the Office of Planning and Community Development. *A building permit is not required for residential accessory storage buildings that are no more than 500 square feet in size, are not built on a permanent foundation and meet all other zoning requirements of this Resolution.*

Section 2. Article 5. Section 5.041. A-1 Agriculture-Forestry District. E. Dimensional Regulations. 1. Front Yard, is hereby amended by deleting it in its entirety and replacing it with the following:

5.041. A-1 Agriculture-Forestry District

1. Front Yard: The minimum depth of the front yard shall be fifty (50) feet. All accessory buildings shall be located in the rear or side of the lot unless it is over three (3) acres in size, in which case the accessory structure may be in the front yard and shall meet the setback requirements of the principal structure.

Section 3. Article 5. Section 5.042. A-2, Rural Residential District. E. Dimensional Regulations. 1. Front Yard, is hereby amended by deleting it in its entirety and replacing it with the following:

5.042. A-2 Rural Residential District

1. Front Yard: The minimum depth of the front yard shall be forty (40) feet. All accessory buildings shall be located in the rear or side of the lot unless it is over three (3) acres in size, in which case the accessory structure may be in

the front yard and shall meet the setback requirements of the principal structure.

BE IT RESOLVED, that this Resolution shall take effect immediately, the public welfare requiring it.

Carnie McKeever
ATTEST

[Signature]
LOUDON COUNTY CHAIRMAN

01-07-19
DATE

[Signature]
APPROVED: LOUDON COUNTY MAYOR

The vote on the question of approval of this Resolution by the Planning Commission is as follows:

APPROVED: 9

DISAPPROVED: 0

Pamela H. McKeever
ATTEST: SECRETARY, LOUDON COUNTY
REGIONAL PLANNING COMMISSION
Dated: November 13, 2018