

ARTICLE 1

ENACTMENT

SECTION

1.010. Purpose

1.020. Authority

1.030. Title

1.040. Enactment

1.010. Purpose. The purpose of this Resolution is to provide the public health, safety, convenience and general welfare by:

- a. encouraging the most appropriate use of land;
- b. preventing overcrowding of land;
- c. conserving the value of land and buildings;
- d. minimizing traffic hazards and congestions;
- e. preventing undue concentration of population;
- f. providing for adequate light, air, privacy, and sanitation.
- g. reducing hazards from fire, flood and other dangers;
- h. assisting in the economic provision, utilization and expansion of all services provided by the public, including but not limited to roads, water and sewer service, recreation, schools and emergency services;
- i. enhancing the natural, man-made and historical amenities of Loudon County.

1.020. Authority. A Resolution, adopted pursuant to the authority vested in Sections 13-401 through 13-416, Tennessee Code Annotated, to regulate, in the portions of Loudon County, Tennessee, which lie outside of municipal corporations, the location, height and size of buildings and other structures; the percentage of lot which may be occupied, the sizes of yards, courts, and other open space; the density and distribution of population; and the uses of buildings, land and structures for trade, industry, residence, recreation, agriculture, forestry, soil and water conservation or other purposes. Special districts or zones are established in those areas deemed subject to seasonal or periodic flooding, and such regulations may be applied therein as will minimize danger to life and property, and as will secure to the citizens of Tennessee the

eligibility for flood insurance under Public Law 1016, 84th Congress, or subsequent related laws or regulations promulgated thereunder. This resolution shall take effect immediately upon its passage.

1.030. Title. This Resolution shall be known as The Zoning Resolution of Loudon County, Tennessee, dated July 21, 1971. The zoning map shall be referred to as The Zoning Map of Loudon County, Tennessee, and; all explanatory matter thereon are hereby adopted and made a part of this Resolution.

1.040. Enactment. Except as hereinafter provided, no building shall be erected or structurally altered, nor shall any building or premises be utilized for any purpose, other than those permitted in the zoning district in which the building or premises is located. No land or lot area shall be so reduced or diminished that the yards or open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced in any manner except in conformity with the area regulations hereby established for the district in which such building is located. No yard or other open space provided about any building for the purpose of complying with these regulations shall be considered as providing a yard or other open space for any other building.