

ARTICLE 3

GENERAL PROVISIONS

SECTION

3.010. Scope

3.020. Only One (1) Principal Building on Any Lot

3.030. Lot Must Abut a Public Street

3.040. Reductions in Lot Area Prohibited

3.050. Obstruction to Vision at Street Intersection Prohibited

3.060. Access Control

3.070. Accessory Uses Regulations

3.010. Scope. For the purpose of the zoning regulation, there shall be certain general provisions which shall apply, except as specifically noted, to the County as a whole.

3.020. Only One (1) Principal Building on Any Lot. Only one (1) principal building and its customary accessory buildings may be erected on any lot. However, on land in tracts of two (2) acres or more where the tract is a lot of record in the Register's Office of Loudon County, Tennessee, as many as two (2) dwelling units may be erected on a tract provided each dwelling unit meets all of the requirements of the district in which it is located. This provision does not prohibit planned development complexes as permitted under Article 4, Section 4.080. of this Resolution.

3.030. Lot Must Abut a Public Street. No building shall be erected on a lot which does not abut at least one (1) publicly approved and accepted street for a distance of at least twenty-five (25) feet.

3.040. Reductions in Lot Area Prohibited. No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot area per family, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose. A nonconforming lot of record of two acres or more which does not meet requirements of Section 3.030 may be further subdivided into no more than two lots provided all other requirements are met. Prior to subdividing, an approved plat must be filed with the County Register of Deeds office. In addition to complying with all platting requirements, the following note shall be prominently displayed on the plat: **The further resubdivision of lot(s) is prohibited until such time as they conform to all provisions of the Zoning Resolution of Loudon County.**

3.050. Obstruction to Vision at Street Intersection Prohibited. On a corner lot in any district, within the area formed by the center lines of the intersecting

or intercepting streets and a line joining points on such center lines at a distance of seventy-five (75) feet from their intersection, there shall be no obstruction to vision between the height of three and one-half (3 1/2) feet and a height of ten (10) feet above the average grade of each street at the center line thereof. The requirements of this Section shall not be construed to prohibit any necessary retaining wall.

3.060. Access Control. In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact, the following regulations shall apply:

- A. A point of access for vehicles onto a street shall not exceed thirty (30) feet in width. All points of access shall be so constructed as to provide for proper drainage.
- B. There shall be no more than two (2) points of access to any one public street for each four hundred (400) feet of lot frontage or fraction thereof provided, however, that lots less than one hundred (100) feet in width shall have no more than one point of access to any one public street.
- C. No point of access shall be allowed within twenty (20) feet of the right-of-way line or any public intersection.
- D. No curbs on county streets or rights-of-way shall be cut or altered without written approval of a Loudon County Road Commissioner, or if a state highway, a permit must be obtained from the Tennessee Department of Transportation.
- E. Where two driveways are provided for one lot frontage, the clear distance between driveways shall not be less than twenty-five feet.
- F. Cases requiring variances relative to the above provisions due to topographic limitations shall be heard and acted upon by the Board of Zoning Appeals, provided further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

3.070. Accessory Use Regulations. The uses of land, buildings, and other structures permitted in each of the districts established by this Resolution are designed by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted principal uses are also permitted in each district. Each accessory use shall:

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.

- D. Contribute to the comfort, convenience, or necessity of users of such principal use.