

**ORDINANCE NO. 2019-09**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF  
LOUDON, TENNESSEE AMENDING CHAPTER 4, ZONING DISTRICTS  
BY ADDING AN ADDITIONAL SECTION,  
14-416, R-3 URBAN RESIDENTIAL DISTRICT**

**WHEREAS**, The Loudon City Council, in accordance with §13-7-203 and §13-7-204 of the Tennessee Code Annotated, may from time to time, amend the zoning ordinance and related maps,

**WHEREAS**, The City of Loudon Regional Planning Commission has considered the zoning requirements of the city, and has forwarded its recommendation to the Loudon City Council to amend the zoning ordinance of the City of Loudon, Tennessee; and,

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Loudon, Tennessee as follows:

**SECTION 1.** Chapter 5.4 Zoning Districts shall be amended by adding the following section:

**Section 14-416. R-3, Urban Residential District**

Within the R-3, Urban Density Residential District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus the other applicable provisions of the zoning code shall apply: In order to provide and encourage for the orderly development of higher density, mixed residential, development shall be located adjacent to arterials and/or collector roads, served by public utility water and sewer, located near areas of intense urban activity and necessary community facilities, located to permanent open space and recreational space that is easily assessable to residents, land located in areas where the use will not conflict with the character of the surrounding area.

1. Permitted uses and structures.
  - a. Single-family, duplexes and multiple-family dwellings.
  - b. Mobile homes, provided the regulations in Section 14-606 are complied with.
  - c. Institutions (including churches, schools offering general education courses, and public libraries).
  - d. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.

- e. Accessory buildings or uses customarily incidental to any aforementioned uses.
  - f. 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, and on-premise customary home occupations, 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; agricultural uses; 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 of zoning appeals 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.
3. Prohibited uses and structures.
- a. Any other use not specifically permitted or permissible on review in this R-3, District.
  - b. Advertising signs and billboards except those specifically permitted under Section 14-403 (1) (f) of this code.
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: 6,000 square feet.
  - b. Minimum lot area per dwelling unit for two-unit structures and multi-family structures or any combination thereof which are served by public water and sewer systems:
 

5,000 square feet	first family
5,000 square feet	second family
2,500 square feet	each additional family over two

No two-unit structure(s) or multi-family structure(s) shall be allowed unless such structure(s) is served by a public sewer system approved by the Tennessee Department of Public Health, and the Loudon Utilities Board.

- c. All lots shall be served by public sewer and public water.
  - d. Minimum lot width at building setback line:.....50 ft.
  - e. Minimum depth of front yards:.....25 ft.
  - f. Minimum depth of rear yards:.....15 ft.
  - g. Minimum width of side yards:
    - 1-story building .....5 feet each side
    - 2-story building.....5 feet each side
    - 3-story building.....15 feet each side
  - h. Maximum percentage of lot area which may be occupied by structures: 50 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.

**BE IT FINALLY ORDAINED**, that this Ordinance shall take effect immediately, the public welfare requiring it.

  
Recorder

  
Mayor

First Reading: 07-15-19

Second Reading: 08-19-19

Public Hearing: 08-19-19