

- b. Documentation that adequate means are available for the disposal of all solid waste.
- c. Documentation that proposed industrial activities will comply with all applicable federal, state, and local air and water pollution control laws and/or regulations.

14-410. F-1, FLOODPLAIN DISTRICT (see supplement)

14-411. P-1, PROFESSIONAL AND CIVIC DISTRICT. The purpose of this district is to provide areas for the development of professional offices and services, hospitals, schools, churches and other places of public assembly. Regulations are designed to control development in such a manner as to not be incompatible with permitted residential uses. Within the P-1, Professional and Civic District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other applicable provisions of the Zoning Ordinance shall apply:

- 1. Permitted uses and structures.
 - a. Any use permitted and as regulated in the R-2, High Density Residential district.
 - b. Professional and business offices including the offices of an attorney, engineer, accountant, dentist and physician.
 - c. Financial institutions.
 - d. Specialty retail, including boutiques, antique shops, florists, beauty shops, barber shops and other similar uses not exceeding 2,000 square feet in retail area. *(Amended by Loudon City Council 2/9/04.)*
 - e. Nursing and convalescent homes.
 - f. Private clubs and lodges.
 - g. Accessory buildings and uses customarily incidental and subordinate to permitted uses and structures.
- 2. Uses and structures permitted on review by the Board of Zoning Appeals.
 - a. Accessory uses such as news-stands, cafeterias, recreational uses, and shops associated with and incidental to the permitted uses primarily for

the benefit, use and convenience of the persons directly involved in the principal use to which the proposed accessory use is related.

3. Prohibited uses and structures.
 - a. Any use not specifically permitted or permissible on review is specifically prohibited.
 - b. Billboards and other off-premise advertising structures.
4. Area regulations. The principal building shall be located so as to comply with the following requirements:
 - a. The area regulations for the R-2, high density residential district shall apply except as follows: (1) non-residential uses on adjoining lots may share a common fire-resistant wall, and (2) the maximum percentage of lot area which may be occupied by non-residential uses shall be sixty (60) percent.
5. Site development standards for required yards. The required yards of all uses shall be made fertile, planted with grass, shrubs, trees and/or other vegetative cover, and maintained in good order.
6. Location of accessory buildings.
 - a. No accessory buildings 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.

14-412. C-4, INTERCHANGE COMMERCIAL DISTRICT. The purpose of this district is to provide for a commercial district relative to the needs which exist at Interstate interchanges, and to control development in order to preserve the integrity and safety of the area.

1. Permitted uses and structures.
 - a. All uses permitted in the C-1, Central Business District.
 - b. All uses permitted in the C-2, Highway Business District.

- d. Minimum lot width at building setback line: 75 feet
 - e. Minimum depth of front yards: 30 feet
 - f. Minimum depth of rear yards: 20 feet
 - g. Minimum width of side yards:
 - 1-story building10 feet each side
 - 2-story building.....12 feet each side
 - 3-story building.....15 feet each side
 - h. Maximum percentage of lot area which may be occupied by structures: 40 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.

14-404. R-2, HIGH DENSITY RESIDENTIAL DISTRICT. Within the R-2, High Density Residential District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations and plus the other applicable provisions of the zoning code shall apply:

- 1. Permitted uses and structures.
 - a. Single-family 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. (*This item added by City Council 10/15/01*)
3. Prohibited uses and structures.
- a. Any other use not specifically permitted or permissible on review in this R-2, High Density Residential 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: 7,500 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. Minimum lot area for single-family dwelling units where lot is not served with public sewer: 15,000 square feet.
 - 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 building10 feet each side
 - 2-story building.....12 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.