

**AN ORDINANCE OF THE BOARD OF  
MAYOR AND ALDERMEN AMENDING THE  
TEXT OF THE ZONING ORDINANCE OF  
THE TOWN OF LOUISVILLE,  
TENNESSEE BY CHANGING THE  
MINIMUM LOT SIZE FOR R-1 ZONED  
PROPERTIES WITH PUBLIC WATER  
FROM 20,000 SQUARE FEET TO  
30,000 SQUARE FEET**

**ORDINANCE NO.: 2011- 2**

**APPROVED ON FIRST  
READING: March 8, 2011**

**APPROVED ON SECOND  
READING: April 12, 2011**

**Public Hearing: March 28, 2011**

**Planning Commission  
Recommended: January 18, 2011**

**WHEREAS**, the Board of Mayor and Alderman of Louisville, Tennessee, in accordance with Sections 13-7-203 and 13-7-204 of *Tennessee Code Annotated*, may from time to time amend the City's zoning ordinance; and

**WHEREAS**, the Louisville Municipal Planning Commission has considered the zoning and development needs of the City, and has recommended amending the Louisville Municipal Zoning Ordinance to change the minimum lot size for R-1 Zoned properties with public water from 20,000 to 30,000 square feet to meet standards consistent with the Blount County Health Department; and

**WHEREAS**, the Board of Mayor and Alderman of Louisville, Tennessee finds the new zoning map to be in the best interests of the City;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR  
AND ALDERMAN OF LOUISVILLE, TENNESSEE THAT:**

**SECTION 1.** Chapter 8, *Area, Yard, and Height Requirements* of the *Louisville Municipal Zoning Ordinance* shall be rescinded in its entirety and replaced with the following:

## CHAPTER 8

### AREA, YARD, AND HEIGHT REQUIREMENTS

11-801. Area, Yard, and Height Requirements. (As amended by ordinance 2006-4) For the purpose of this ordinance, area, yard, and height requirements for the district classifications of the Town of Louisville, Tennessee, Zoning Ordinance are hereby established as follows:

Minimum Lot Size				Minimum Yard Requirements from Property Lines (feet)			
District	Area in Square Feet	Square Feet per Additional Family <sup>1</sup>	Lot Width at Building Setback	Front Yard	Side Yard <sup>2</sup>	Rear Yard	Maximum Height (in feet) of Structures <sup>3</sup>
R-1 with public water	30,000	20,000	75	See Note 4	10	30	60 – single family 40 other residential
R-1 with well water	40,000	not permitted	75		25	30	60 – single family 40 - other residential
C-1 abutting residential	N/A	N/A	75		25	30	40
C-1 abutting C-1 or M-1 district	N/A	N/A	75		12	30	40
M-1	N/A	N/A	75		25	30	40

<sup>1</sup> This requirement applies to duplex dwellings, multi-family dwellings, and mobile home parks.

<sup>2</sup> Different setback requirements set out in Section 11-408. Residential Planned Unit Development (PUD) Regulations, Section 11-410. Site Plan and Development Regulations for Commercial, Multi-Family, Public, and Semi-Public Uses, Section 11-411. Site Plan and Development Regulations for Industrial Uses, and Chapter Seven. Provisions Governing Use Districts shall be adhered to when they are more stringent than the requirements set out in this Chapter.

<sup>3</sup> For structures with both commercial and residential uses, the commercial height limit applies to the entire structure.

<u>Type of Street</u>	<u>Required Front Yard Setback</u>
Residential Streets	30 feet
Minor Collectors	40 feet
Major Collectors	50 feet
Arterials	60 feet

**SECTION II.** This ordinance shall take effect upon final passage, subsequent to a necessary public hearing, the public welfare requiring it.

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Mayor

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Town Recorder