

**AN ORDINANCE OF THE BOARD OF
MAYOR AND ALDERMEN AMENDING
THE TEXT OF THE ZONING
ORDINANCE OF THE TOWN OF
LOUISVILLE, TENNESSEE AMENDING
SECTION 11-801 OF THE ZONING
ORDINANCED BY ADDING THE
MINIMUM LOT SIZE OF 20,000 SQUARE
FEET FOR R-1 ZONED PROPERTIES
WITH SERVED SEWER AND DEFINING
THE TERMS SEWER SERVICE AND
SEPTIC SYSTEM**

ORDINANCE NO.: 2012 - 07

**APPROVED ON FIRST
READING: November 13, 2012**

**APPROVED ON SECOND
READING: December 11, 2012**

Public Hearing: December 11, 2012

**Planning Commission Recommended:
October 16, 2012**

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 add the minimum lot size for R-1 Zoned properties with served sewer as 20,000 square feet and that the terms sewer service and septic system be defined; and

WHEREAS, the Board of Mayor and Alderman of Louisville, Tennessee finds the proposed amendment to the zoning ordinance 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 Chapter 8, *Area, Yard, and Height Requirements of the Louisville Municipal Zoning Ordinance* shall be rescinded in its entirety and replaced with the following:

That section 11-801 be deleted in its entirety and the following placed therein:

11-801. Area, Yard and Height Requirements. For the purpose of this ordinance, area, yard, and height requirements for the district classifications are hereby established as follows:

Minimum Lot Size				Minimum Yard Requirements from Property Lines (feet)			
District	Area in Square Feet	Square Feet per Additional Dwelling ¹	Lot Width at Building Setback	Front Yard - See Note 4	Side Yard ²	Rear Yard	Maximum Height (in feet) of Structures ³
R-1 with sewer service and public water	20,000	20,000	75		10	30	60 – single family 40 other residential
R-1 with public water and individual septic	30,000	20,000	75		10	30	60 – single family 40 other residential
R-1 with well water and individual septic	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

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

² 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.

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

⁴

<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. That Chapter 3 Definitions Section 11-303 Terms of the Louisville Zoning Ordinance be amended to add the following terms and definitions:

SEWER SERVICE: Public municipal sewer treatment system or private centralized sewer treatment system chartered by and regulated by the State of Tennessee and serving multiple lots or developments through collection lines, centralized treatment facilities, and centralized disposal of treated sewer. This term does not include centralized septic tank and septic field without separate treatment of septic discharge, and does not include individual septic (elsewhere defined).

INDIVIDUAL SEPTIC: Collection of septic discharge from an individual house or lot, or individual business, into a septic tank serving the lot or business, along with associated septic field. Individual septic may include collection of septic discharge from more than one house, lot or business that does not include treatment of septic discharge in a facility separate from the septic tank and septic field.

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



Mayor



Town Recorder