

**THE ZONING RESOLUTION
OF
LOUDON COUNTY, TENNESSEE**

OFFICIALLY ADOPTED

JULY 26, 1971

**LOUDON COUNTY OFFICE OF PLANNING AND CODE ENFORCEMENT
101 MULBERRY STREET. SUITE 101
LOUDON, TENNESSEE 37774
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5.048. 0-1, Office Professional District.

A. District Description

The purpose of this district is to create a district which is compatible with adjacent residential areas and serves as a transitional zone between residential and other incompatible land uses. The district is intended to promote quality development which promotes clustering of buildings surrounded by landscaped yards and open spaces. The district shall be established within areas in close proximity to arterials and which will directly serve the residential areas in the immediate vicinity. The district is primarily office in nature, however, certain retail uses are permitted within the development.

B. Uses Permitted

Within the 0-1, Office-Professional District, the following uses and their accessory uses are permitted.

1. Professional, business, and governmental offices. These shall include, but not limited to, offices for attorneys, architects, engineers, insurance and real estate agents, physicians, chiropractors, dentists, accountants, and brokers;
2. Medical/health care clinics & offices;
3. Funeral homes;
4. Day cares;
5. Financial service businesses;
6. Churches;
7. Travel agencies;
8. Personnel services;
9. Pharmacies.

C. Uses Permitted as a Special Exception

Within the 0-1 District the following uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060:

1. Retail business*

- a. Florists, barber and beauty shops, specialty shops, restaurants, convenience stores, dry cleaners, video stores, arts and crafts, landscape nurseries, other similar uses.

In reviewing an application for these uses, the Board shall consider the suitability of roads, utilities, and impact on adjacent residential areas resulting from increase traffic, noise and property devaluation resulting from such development.

*The square footage of finished floor area dedicated or used for retail shall not exceed forty (40) percent of the total square footage of the development. Retail uses shall be integrated into the development and shall be secondary in nature.

D. Uses Prohibited

1. All uses not specifically permitted or permitted as a special exception and includes any permitted use in which any stock in trade or activity is conducted on the exterior of the primary or accessory structures. (The provisions of this Section do not apply to landscape nursery operations).
2. Signs and billboards except as permitted in Article 4.

E. Dimensional Regulations

All uses in the O-1, Office-Professional District, shall comply with the following requirements except as provided in Article 6.:

1. Front yard: The minimum depth of the front yard shall be forty (40) feet for one story structures and fifty (50) feet for two story structures.
2. Rear yard: The minimum depth of the rear yard shall be twenty-five (25) feet.
3. Side yard: The minimum depth of the side yard shall be twenty (20) feet for one story structures and twenty-five (25) feet for two story structures.
4. Land area: The minimum land area required shall be one (1) acre. Where no public water is available, the minimum lot area shall not be less than three (3) acres.
5. Maximum lot coverage: In order to reduce incompatibilities with adjacent residential uses and promote quality developments with emphasis on open space, the total land area covered by buildings, and parking areas shall not exceed forty (40) percent.
6. Lot width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height requirement: No building shall exceed two (3) stories or forty (40) feet in height, except as provided in Article 6, Section 6.030
(Amended by Loudon County Commission 8/6/07)
8. Parking space requirements: As regulated in Article 4, Section 4.010.