

## Loudon County Summary of Zoning Area Requirements

Zoning	Set Backs			Lots				Site Plan Review and Approval	
	Front	Side	Rear	Width	Intense of Use (Acreage)		Maximum Lot Coverage		Height
					Sewers	No Sewers *			
A-1	50 ft	<b>Single story:</b> 20 ft. Each additional story: +5 ft.	Principle structure: 35 ft. Accessory structure: 15 ft.	150 ft at setback line. (200ft at setback line when serviced by private water)	1 acre	1 acre	Main farm and agricultural accessory buildings: 5%.	3 stories or 50 ft, except as provided in Article 6, Section 6.030.	Not required except for Uses Permitted as Special Exception.
A-2	40 ft	<b>Single story:</b> 20 ft. Each additional story: +5 ft.	Principle structure: 30 ft. Accessory structure: 15 ft.	100 ft at setback line. (200ft at setback line when serviced by private water)	1 acre	1 acre	Main farm and agricultural accessory buildings: 5%. Permitted non-agricultural uses: 30%.	3 stories or 35 ft, except as provided in Article 6, Section 6.030.	Not required except for Uses Permitted as Special Exception.
R-1	30 ft	<b>One and two story structures:</b> 15 ft. Each additional story: +5ft.	Principle structure: 25 ft. Accessory structure: 15 ft.	100 ft at setback line.	1 Unit - 20,000 2 Units - 25,000 3 Units - 30,000 4 Units - 35,000	1 Unit - 20,000 2 Units - 25,000 3 Units - 30,000 4 Units - 35,000	Main structure and accessory buildings: 40% of buildable area.	3 stories or 35 ft, except as provided in Article 6, Section 6.030.	Not required except for Uses Permitted as Special Exception.
C-1	Residential and non-residential: 30 ft.	<b>Residential</b> - Single story: 20 ft. Each additional story: +5 ft. <b>Non-residential</b> - Single story: 20ft. Each additional story: +10ft.	<b>Residential:</b> 25 ft. <b>Non-residential:</b> 20 ft.	100 ft at setback line.	<b>Residential:</b> 1 d.u. - 15,000 2+ d.u. - 15,000 + 5,000 per unit <b>Commercial:</b> 22,000 <b>Manufacturing:</b> 5 acres.	<i>*No public water, not sewer</i> <b>Residential:</b> Single-family - 1 acre <b>Commercial:</b> 1 acre <b>Manufacturing:</b> Not permitted.	Main structure and accessory buildings: 40% of total area of lot.	3 stories or 35 ft, except as provided in Article 6, Section 6.030.	<b>Residential</b> - Not required except for Uses Permitted as Special Exception. <b>Commercial and Manufacturing</b> - Required.
C-2	30 ft.	20 ft.	20 ft. When vehicular access is provided to rear of lot - 30 ft.	100 ft at setback line.	20,000 sq ft.	<i>*No public water, not sewer</i> 3 acres	No maximum.	3 stories or 40 ft, except as provided in Article 6, Section 6.030.	Required.
M-1	30 ft.	20 ft., except for those adjacent to residential or rural center districts - 50 ft. Portion of lot fronting railroad or rail spur, 0 ft.	30 ft. except for portion of lot fronting a railroad or rail spur, 0 ft.	150 ft at setback line.	2 acres w/ public water & sewer.	5 acres if only public water available.	No maximum.	No height limitations, except as provided in Article 6, Section 6.030.	Required.
O-1	<b>One story structure:</b> 40 ft. <b>Two story structure:</b> 50 ft.	<b>One story structure:</b> 20 ft. <b>Two story structure:</b> 25 ft.	25 ft.	100 ft at setback line.	1 acre. With no public water: 3 acres.	Not permitted.	Parking areas and buildings shall not exceed 40% of total land area.	2 stories or 25 ft, except as provided in Article 6, Section 6.030.	Required.

## Lenoir City Summary of Zoning Area Requirements

Zoning	Set Backs			Lots					Site Plan Review and Approval
	Front	Side	Rear	Width	Intense of Use (Acreage)		Maximum Lot Coverage	Height	
					Sewers	No Sewers			
R-1	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft	35 ft	100 ft at setback line.	<b>Single-family</b> - 15,000 sqft <b>Two-family</b> - 20,000 sqft	Determined by Health Dept.: <b>Single-family</b> - no less than 15,000 <b>Two-family</b> - no less than 20,000	No Specific Requirement.	3 stories or 40 ft, except as provided Section 11-506.	Not required.*
R-1-S	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft	35 ft	100 ft at setback line.	<b>Single-family</b> - 15,000 sqft	Determined by Health Dept.: Single-family - no less than 15,000 sqft	No Specific Requirement.	3 stories or 40 ft, except as provided Section 11-506.	Not required.*
R-2	20 ft	One story: 6 ft Two Story: 8 ft Three Story: 10 ft	15 ft	50 ft at setback line.	<b>Single-family</b> - 7,500 sqft <b>Two-family</b> - 10,000 sqft <b>3 or more units</b> - 12,000 sqft plus 2,000 for each additional unit (max: 18 units/acre)	Determined by Health Dept.: <b>Single-family and Two-family</b> - no less than 15,000 sqft; <b>Multi-family</b> not permitted.	No Specific Requirement.	3 stories or 40 ft, except as provided Section 11-506.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family</b> - Required.
R-3	20 ft	One story: 6 ft Two Story: 8 ft Three Story: 10 ft	15 ft	50 ft at setback line.	<b>Single Family</b> - 7,125sqft <b>Two-family</b> - 10,000sqft <b>Multi-family (3+ units)</b> - 11,000 sqft plus 1,000 for each additional unit (max: 24 units/acre)	Not permitted.	No Specific Requirement.	3 stories or 40 ft, except as provided Section 11-506.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family</b> - Required.
R-4	25 ft	10 ft	20 ft	50 ft at setback line.	<b>Single-family</b> - 10,000 sqft <b>Two-family</b> - 15,000 sqft <b>3 - 8 Units</b> - 1 acre	Not permitted.	No Specific Requirement.	3 stories or 40 ft, except as provided Section 11-506.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family</b> - Required.
C-1	25 ft	One story: 10 ft Two Story: 12 ft Three Story: 20 ft	10 ft	50 ft at setback line.	<b>Residential:</b> As permitted in R-3. <b>Commercial:</b> No more than 2,000 sqft of floor space devoted to retail sales/service.	Not permitted.	No Specific Requirement.	No Specific Requirement.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family and Commercial</b> - Required.
C-2	No specified requirement.	No specified requirement.	No specified requirement.	No specified requirement.	<b>Residential:</b> On any floor besides the first floor.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
C-3	30 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft	15 ft, or 25 ft where rear access is provided	50 ft at setback line.	See ordinance.	Not permitted.	No Specific Requirement.	6 stories or 70 ft as provided in Section 11-311. See setback requirements for structures over 40ft.	Required.
C-4	30 ft (Canopies must be at least 10 ft from front property line).	One story: 15 ft Two Story: 20 ft Three Story: 25 ft	20 ft	50 ft at setback line.	No Specific Requirement.	Not permitted.	No Specific Requirement.	May exceed heights provided in Sec. 11-311 if requirements are met in Sec. 11-412 (3e)	Required.
M-1	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft	20 ft	No Specific Requirement.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
M-2	40 ft	One story: 15 ft Two Story: 20 ft Three Story: 25 ft	20 ft	No Specific Requirement.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
O-1	One story: 30 ft Two Story: 40 ft	One story: 20 ft Two Story: 25 ft	25 ft	100 ft at setback line.	See Sec. 11-416.	Not permitted.	Not to exceed 60% for building and parking area.	2 stories or 25 ft, except as provided Section 11-506.	Required.

\* Except for Uses Permitted as Special Exception

## City of Loudon Summary of Zoning Area Requirements

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	Front	Side	Rear	Width	Intense of Use (Acreage)		Maximum Lot Coverage	Height	
					Sewers	No Sewers			
R-1	30 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft	20 ft	75 ft at setback line.	Single-Family - 10,000 sqft Two-Family - 12,000 sqft Three-Family - 15,000 sqft Four-Family - 18,000 sqft	Single-Family - 15,000 sqft	40% can be occupied by structures.	No Specific Requirement.	<b>Single- and Two-Family</b> - Not required except for Uses Permitted as Special Exception. <b>Three- and Four-Family</b> - Required.
R-1-S	30 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft	20 ft	75 ft at setback line.	Single-Family - 10,000 sqft	Single-Family - 15,000 sqft	40% can be occupied by structures.	No Specific Requirement.	Not required except for Uses Permitted as Special Exception.
R-2	25 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft	15 ft	50 ft at setback line.	Single-Family - 7,500 sqft Two-Family - 10,000 sqft plus 2,500 sqft for each additional family over two.	Single-Family - 15,000 sqft	50% can be occupied by structures.	No Specific Requirement.	<b>Single- and Two-Family</b> - Not required except for Uses Permitted as Special Exception. <b>Three- and Four-Family</b> - Required.
C-1	10 ft	See Sec. 11-405 (3)	20 ft	No Specific Requirement.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
C-2	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft See Sec. 11-406 (3) for Zero lot line.	15 ft	50 ft at setback line.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
C-3	35 ft	10 ft	20 ft	50 ft at setback line.	No Specific Requirement.	Not permitted.	No Specific Requirement.	1 story	Required.
C-4	40 ft	One story: 15 ft Two Story: 20 ft Three Story: 25 ft	20 ft	50 ft at setback line.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
M-1	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft	20 ft	No Specific Requirement.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
M-2	40 ft	One story: 20 ft Two Story: 25 ft Three Story: 30 ft	25 ft	No Specific Requirement.	No Specific Requirement.	Not permitted.	No Specific Requirement.	No Specific Requirement.	Required.
P-1	25 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft <b>Non-residential</b> uses on adjoining lots may have Zero lot line.	15 ft	50 ft at setback line.	Single-Family - 7,500 sqft Two-Family - 10,000 sqft plus 2,500 sqft for each additional family over two.	Single-Family - 15,000 sqft	<b>Residential</b> - 50% can be occupied by structures. <b>Non-residential</b> - 60% can be occupied by structures.	No Specific Requirement.	<b>Single- and Two-Family</b> - Not required except for Uses Permitted as Special Exception. <b>Other</b> - Required.

**City of Philadelphia**  
**Summary of Zoning Area Requirements**

Zoning	Set Backs			Lots				Site Plan Review and Approval	
	Front	Side	Rear	Width	Intense of Use (Acreage)		Maximum Lot Coverage		Height
					Sewers	No Sewers			
R/A	60 ft	30 ft	35 ft	200 ft at setback line.	2 acres	2 acres	30 % for structures and parking areas. Accessory Buildings cannot exceed 20% of primary structure, nor exceed height of primary structure.	No Specific Requirement.	Not required except for Uses Permitted as Special Exception.
R-1	30 ft	15 ft	20 ft	100 ft at setback line.	20,000 sq ft.	20,000 sq ft.	30 % for structures and parking areas. Accessory Buildings cannot exceed 20% of primary structure, nor exceed height of primary structure.	No Specific Requirement.	Not required except for Uses Permitted as Special Exception.
C-1	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	1 acre, building not to exceed 10,000 sq ft	1 acre, building not to exceed 10,000 sq ft	60% for structures and parking areas.	No Specific Requirement.	Required.

## City of Greenback Summary of Zoning Area Requirements

Zoning	Set Backs			Lots					Site Plan Review and Approval
	Front	Side	Rear	Width	Intense of Use (Acreage)		Maximum Lot Coverage	Height	
					Sewers	No Sewers			
A-1	50 ft	<b>Single story:</b> 20 ft. Each additional story: +5 ft.	Principle structure: 35 ft. Accessory structure: 15 ft.	150 ft at setback line.	1 acre	1 acre	Main farm and agricultural accessory buildings: 5%. Permitted non-agricultural uses: 20%.	3 stories or 50 ft, except as provided in Section 5-506.	Not required except for Uses Permitted as Special Exception.
R-1	35 ft	One story: 15 ft Two Story: 20 ft Three Story: 30 ft	30 ft	100 ft at setback line.	Single Family - 15,000 sqft Two Family 20,000 sqft	Single Family - 20,000 sqft Two Family 40,000 sqft	No Specific Requirement.	3 stories or 40 ft, except as provided in Section 5-506.	Not required except for Uses Permitted as Special Exception.
R-2	30 ft	One story: 10 ft Two Story: 15 ft Three Story: 20 ft	20 ft	50 ft at setback line.	Single Family - 10,000 sqft Two Family - 15,000 sqft 3 or more units - 15,000 sqft plus 2,000 for each additional unit over 3 (max: 18 units/acre)	Single Family - 20,000 sqft Two Family - 20,000 sqft 3 or more units - not allowed	No Specific Requirement.	3 stories or 40 ft, except as provided in Section 5-506.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family</b> - Required.
C-1	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	Not specified, except as provided in Section 5-506.	Required.
C-2	40 ft	One story: 10 ft Two Story: 12 ft Three Story: 15 ft	25 ft (except where rear access to buildings, 30 ft)	50 ft at setback line.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	Not specified, except as provided in Section 5-506.	Required.
M-1	40ft	One story: 15 ft Two Story: 25 ft Three Story: 35 ft	30 ft	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	No Specific Requirement.	Not specified, except as provided in Section 5-506.	Required.
P-1	30 ft	<b>Residential</b> One story: 10 ft Two Story: 15 ft Three Story: 20 ft <b>Non-residential</b> May share common wall.	20 ft	50 ft at setback line.	Single Family - 10,000 sqft Two Family - 15,000 sqft 3 or more units - 15,000 sqft plus 2,000 for each additional unit over 3 (max: 18 units/acre)	Single Family - 20,000 sqft Two Family - 20,000 sqft 3 or more units - not allowed	60 percent by non-residential uses.	3 stories or 40 ft, except as provided in Section 5-506.	<b>Single- and Two-Family</b> - Not required.* <b>Multi-Family and Commercial</b> - Required

\* Except for Uses Permitted as Special Exception