

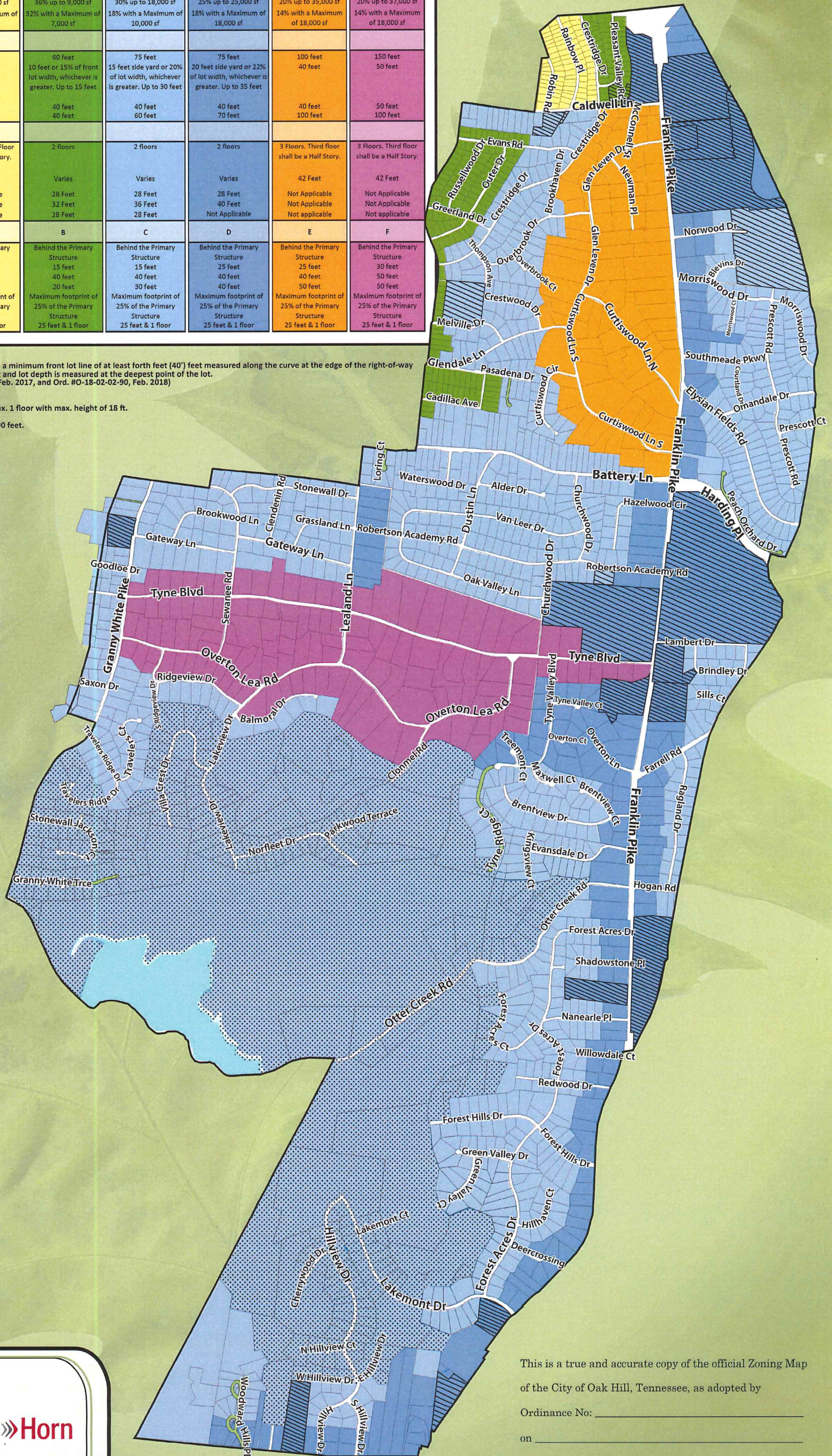
# LOT, YARD, BULK AND DENSITY REQUIREMENTS

REQUIREMENTS	RESIDENTIAL DISTRICTS					
	A	B	C	D	E	F
Minimum Lot Area	10,000 SF	20,000 SF	1 Acre	2 Acre	3 Acre	4 Acre
Minimum Front Lot Line <sup>1</sup>	50 Feet	50 Feet	100 Feet	150 Feet	175 Feet	225 Feet
Maximum Lot Depth Lot Width Ratio <sup>2</sup>	4:1	4:1	4:1	4:1	4:1	4:1
Maximum Lot Coverage						
For Lots less than the Minimum Lot Area	4,000 sf	7,000 sf	13,000 sf	13,000 sf up to 25%	15,000 sf up to 20%	15,000 sf up to 20%
For Lots greater than the Minimum Lot Area	40% up to 6,000 sf	36% up to 9,000 sf	30% up to 18,000 sf	25% up to 25,000 sf	20% up to 35,000 sf	20% up to 37,000 sf
Maximum Gross Floor Area Ratio (FAR)	24% with a Maximum of 3,600 sf	32% with a Maximum of 7,000 sf	18% with a Maximum of 10,000 sf	18% with a Maximum of 18,000 sf	14% with a Maximum of 18,000 sf	14% with a Maximum of 18,000 sf
Minimum Yard Requirements for Primary Structure						
Front Setback <sup>3</sup>	60 feet	60 feet	75 feet	75 feet	100 feet	150 feet
Side Setback: Interior lot line	10 feet	10 feet or 15% of front lot width, whichever is greater. Up to 15 feet	15 feet side yard or 20% of lot width, whichever is greater. Up to 30 feet	20 feet side yard or 22% of lot width, whichever is greater. Up to 35 feet	40 feet	50 feet
Side Setback: Side Street Rear Setback	30 feet 50 feet	40 feet 40 feet	40 feet 60 feet	40 feet 70 feet	40 feet 100 feet	50 feet 100 feet
Maximum Primary Structure Height - Overall						
Maximum Stories	2 Floors. Second Floor shall be a Half Story.	2 floors	2 floors	2 floors	3 Floors. Third floor shall be a Half Story.	3 Floors. Third floor shall be a Half Story.
Maximum Height <sup>4</sup>	28 feet	Varies	Varies	Varies	42 Feet	42 Feet
Height Zone 1 Height Maximum	Not applicable	28 Feet	28 Feet	28 Feet	Not Applicable	Not Applicable
Height Zone 2 Height Maximum	Not applicable	32 Feet	36 Feet	40 Feet	Not Applicable	Not Applicable
Height Zone 3 Height Maximum <sup>5</sup>	Not applicable	28 Feet	28 Feet	Not Applicable	Not applicable	Not applicable
Minimum Yard Requirements for Accessory Structures, Pool Houses, Pools, and Pool Decks						
Front Setback	Behind the Primary Structure 10 feet	Behind the Primary Structure 15 feet	Behind the Primary Structure 15 feet	Behind the Primary Structure 25 feet	Behind the Primary Structure 25 feet	Behind the Primary Structure 30 feet
Side Setback	10 feet	15 feet	15 feet	25 feet	25 feet	30 feet
Side Setback: Side Street	30 feet	40 feet	40 feet	40 feet	40 feet	50 feet
Rear Setback	20 feet	20 feet	30 feet	40 feet	50 feet	50 feet
Pool House	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor	Maximum footprint of 25% of the Primary Structure 25 feet & 1 floor
Maximum Height						

Additional Regulations:  
<sup>1</sup>Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least forty feet (40') feet measured along the curve at the edge of the right-of-way  
<sup>2</sup>Lot width is measured at the narrowest point of the respective lot and lot depth is measured at the deepest point of the lot. (Ord. #12-16, Jan. 2013, as amended by Ord. #0-17-08-01-90, Feb. 2017, and Ord. #O-18-02-02-90, Feb. 2018)  
<sup>3</sup>Whichever is greater from this table or § 14-121(f)  
<sup>4</sup>Height requirements for flat roof structures:  
 a. For accessory structures, Zone A, and Height Zones 1&3: max. 1 floor with max. height of 18 ft.  
 b. For Zone E, and Zone F, and Height Zone 2: max. 2 floors  
<sup>5</sup>Height Zone 3 is not applicable to lots with lot depths less than 200 feet.

# Oak Hill

## Official Zoning Map



This is a true and accurate copy of the official Zoning Map of the City of Oak Hill, Tennessee, as adopted by Ordinance No: \_\_\_\_\_ on \_\_\_\_\_