LOT, YARD, BULK AND DENSITY REQUIREMENTS Oak Hill REQUIREMENTS **RESIDENTIAL DISTRICTS** D 10,000 SF 20,000 SF 1 Acre 2 Acre 4 Acre Minimum Lot Area 3 Acre Official Zoning Map Minimum Front Lot Line 1 50 Feet 100 Feet 150 Feet 50 Feet 175 Feet 225 Feet 4:1 4:1 4:1 Maximum Lot Depth Lot Width Ratio 2 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 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 40% up to 6,000 sf 18% with a Maximum of Maximum Gross Floor Area Ratio (FAR) 24% with a Maximum of 18% with a Maximum of 14% with a Maximum 14% with a Maximum 7,000 sf 3,600 sf 10,000 sf 18,000 sf of 18,000 sf of 18,000 sf Minimum Yard Requirements for Primary Structure 75 feet Front Setback 60 feet 60 feet 75 feet 100 feet 150 feet 15 feet side yard or 20% 20 feet side yard or 22% 40 feet 10 feet or 15% of front 50 feet lot width, whichever is of lot width, whichever of lot width, whichever is 10 feet Side Setback: Interior lot line greater. Up to 15 feet is greater. Up to 30 feet greater. Up to 35 feet Caldwel 40 feet 40 feet 40 feet Side Setback: Side Street 40 feet 50 feet 30 feet Rear Setback 50 feet 40 feet 60 feet 70 feet 100 feet 100 feet O Evans Rd Maximum Primary Structure Height - Overall 2 floors 2 floors 2 floors 3 Floors. Third floor 3 Floors. Third floor **Maximum Stories** 2 Floors. Second Floor shall be a Half Story. shall be a Half Story. shall be a Half Story. Greerland Dr. Cickidos 42 Feet Maximum Height 4 28 feet Varies Varies Varies 42 Feet Height Zone 1 Height Maximum Not applicable 28 Feet 28 Feet 28 Feet Not Applicable Not Applicable Not Applicable Height Zone 2 Height Maximum Not applicable 32 Feet 36 Feet 40 Feet Not Applicable Height Zone 3 Height Maximum 5 Not Applicable 28 Feet 28 Feet Not applicable Not applicable Not applicable Norwood Dr Minimum Yard Requirements for Accessory C Structures, Pool Houses, Pools, and Pool Decks Behind the Primary Behind the Primary Behind the Primary Behind the Primary Behind the Primar Behind the Primary Front Setback Structure Structure Structure Structure Structure Structure Ven Or Side Setback 15 feet 15 feet 10 feet 25 feet 25 feet 30 feet Morris wood Dr 40 feet 40 feet 40 feet Side Setback: Side Street 30 feet 40 feet Rear Setback 20 feet 20 feet 30 feet 40 feet 50 feet 50 feet crestwood of Maximum footprint of Maximum footprint of Pool House Maximum footprint of Maximum footprint of Maximum footprint of Maximum footprint of 25% of the Primary Structure Structure Structure Structure Structure Structure Melville 0 25 feet & 1 floor **Maximum Height** Southmeade Pkwy **Additional Regulations:** Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least forth feet (40') feet measured along the curve at the edge of the right-of-way Pasadena Dr ²Lot 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. #0-18-02-02-90, Feb. 2018) ³Whichever is greater from this table or § 14-121(f) Cadillac Ave ndale Dr ⁴Height 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 CurtiswoodLns Prescott Ct ⁵Height Zone 3 is not applicable to lots with lot depths less than 200 feet. Waterswood Dr Battery Ln Stonewall Dr Alder Dr Hazelwood Cir Brookwood Ln Van Leer Dr Grassland Ln Robertson Academy Rd od Dr Gateway Ln Gateway Ln Goodloe Dr Robertson Academy Rd Oak Valley Ln Lealand-Ln Tyne Blvd **LEGEND** Granny =Lambert Dr= Overton Lea Rd Tyne Blvd Zoning Brindley Dr Ridgeview Dr Residential A Saxon Dr Sills Residential B Overton Lea Rd Residential C Overton Ct Okerton In iireemont; Waxwell Ct Brenklieu. Residential D Farrell Rd Residential E Residential F Ragland-Dr Franklin Pike Radnor Lake Brentview Dr Norfleet Dr. Oakwood Terrac Ridge tonewall J **Conditional Use Permit** Radnor Lake Natural Area Impact Zone Evansdale Dr Oak Hill City Limits ranny White Trce **Private Street** Hogan Rd Forest Acres Di Shadowstone PI Nanearle Pl Willowdale Ct Redwood Dr Forest Hills Dr Green Valley Dr N Hillyiev This is a true and accurate copy of the official Zoning Map W Hillview Dr & Woodward Hills of the City of Oak Hill, Tennessee, as adopted by Kimley» Horn **February 27,2024**