

ORDINANCE 2023-05
AN ORDINANCE OF THE CITY OF OAK HILL, TENNESSEE
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OAK HILL
AND CHAPTER 14 – ZONING AND LAND USE CONTROL, PART 1
OF THE MUNICIPAL CODE

WHEREAS, the City of Oak Hill Board of Commissioners and the City of Oak Hill Planning Commission have determined that the Official Zoning Map of the City of Oak Hill, as adopted by and made a part of the City’s Zoning Ordinance, Part 1 of Chapter 14 – Zoning and Land Use Control of the City of Oak Hill’s Municipal Code, should be amended; and

WHEREAS, public notice has been given and a public hearing has been held on the proposed amendment to the Official Zoning Map the Municipal Code, including Chapter 14 – Zoning and Land Use Control, Part 1 – Zoning Ordinance, in accordance with T.C.A. §§ 13-7-203 and 204; and

WHEREAS, the City of Oak Hill Planning Commission has reviewed and recommended the adoption of the proposed amendment to the City’s Official Zoning Map, as adopted by, and made a part of Chapter 14 – Zoning and Land Use Control, including Part 1 – Zoning Ordinance, in accordance with T.C.A. §§ 13-7-203 and 204.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF OAK HILL, TENNESSEE as follows:

1. The Official Zoning Map of the City of Oak Hill as adopted by and made a part of Municipal Code for the City of Oak Hill, Chapter 14 – Zoning and Land Use Control, Part 1 – Zoning Ordinance, is hereby amended as shown on the Zoning Map attached hereto.

Passed First Reading: 1-23-24


Passed Second Reading: 2-27-24



Mayor Dale Grimes

ATTEST: 

City Recorder

Approved as to form and legality:


L. Marshall Albritton, City Attorney

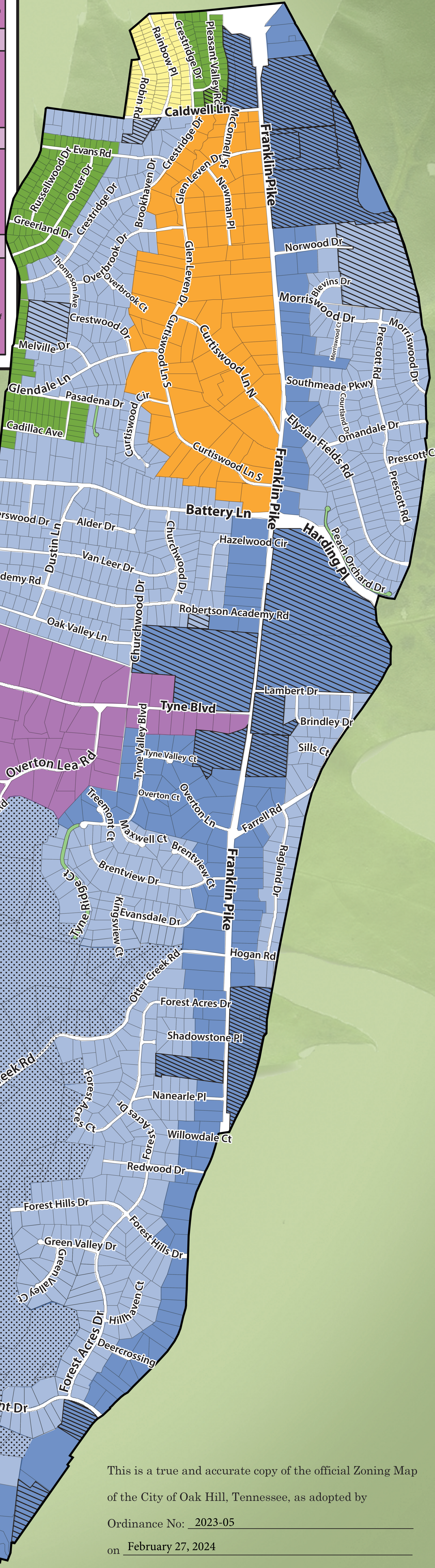
LOT, YARD, BULK AND DENSITY REQUIREMENTS

Oak Hill

Official Zoning Map

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 ¹	50 Feet	50 Feet	100 Feet	150 Feet	175 Feet	225 Feet
Maximum Lot Depth Lot Width Ratio ²	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 ³	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	30 feet	40 feet	40 feet	40 feet	40 feet	50 feet
Rear Setback	50 feet	40 feet	60 feet	70 feet	100 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 ⁴	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 ⁵	Not applicable	28 Feet	28 Feet	Not Applicable	Not applicable	Not applicable
Minimum Yard Requirements for Accessory Structures, Pool Houses, Pools, and Pool Decks						
	A	B	C	D	E	F
Front Setback	Behind the Primary Structure	Behind the Primary Structure	Behind the Primary Structure	Behind the Primary Structure	Behind the Primary Structure	Behind the Primary Structure
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	Maximum footprint of 25% of the Primary Structure	Maximum footprint of 25% of the Primary Structure	Maximum footprint of 25% of the Primary Structure	Maximum footprint of 25% of the Primary Structure	Maximum footprint of 25% of the Primary Structure
Maximum Height	25 feet & 1 floor	25 feet & 1 floor	25 feet & 1 floor	25 feet & 1 floor	25 feet & 1 floor	25 feet & 1 floor

Additional Regulations:
¹Lots 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
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)
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
⁵Height Zone 3 is not applicable to lots with lot depths less than 200 feet.



LEGEND

- Zoning
 - Residential A
 - Residential B
 - Residential C
 - Residential D
 - Residential E
 - Residential F
- Radnor Lake
- Conditional Use Permit
- Radnor Lake Natural Area Impact Zone
- Oak Hill City Limits
- Private Street