

AN ORDINANCE OF THE BOARD OF
MAYOR AND ALDERMEN AMENDING
THE TEXT OF THE ZONING ORDINANCE OF
THE TOWN OF LOUISVILLE, TENNESSEE
AMENDING CHAPTER 7 PROVISIONS GOVERNING
USE, DISTRICTS 11-701.R-1 RESIDENTIAL AND
AGRICULTURAL

ORDINANCE NO. 2025-

APPROVED ON FIRST
READING:

APPROVED ON SECOND
READING:

PUBLIC HEARING:

RECOMMENDED BY PLANNING

COMMISSION:

WHEREAS, the Board of Mayor and Alderman of Louisville, Tennessee, in accordance with Sections 13-7203 and 13-7-204 of Tennessee Code Annotated, may from time to time amend the Town's Zoning Ordinance; and

WHEREAS, the Town of Louisville Building Official has requested a change in the Louisville Zoning Ordinance Chapter 7 Provisions Governing Use. Districts 11-701. R-1 Residential and Agricultural;

WHEREAS, the Town of Louisville seeks to alleviate the need for the Board of Zoning Appeals to rule on exceptions that are clearly outlined in permitted usage; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN OF LOUISVILLE, TENNESSEE THAT:

Replace 11-701, R-1 Residential and Agricultural, 1. Permitted Uses. e.ii.:

The single lot is a minimum of 60,000 square feet (two times the minimum lot size) for two single family dwellings on a single lot; or 50,000 square feet for duplex; or 40,000 square feet for one single family dwelling with one accessory apartment.

With: For two single family dwellings on a single lot, the minimum square footage must be 3 acres, (131,000) one hundred and thirty-one thousand square feet. For a single duplex on a single lot of residential property the minimum square footage must be 1.2 acres or (50,000) fifty thousand square feet. For an accessory apartment, associated with a primary residence on a single lot, the minimum square footage shall be .92 acres or (40,000) forty thousand square feet.

Replace 11-701, R-1 Residential and Agricultural, 1. Permitted Uses. viii.:

With: The separation of two single family dwellings shall be 20 feet apart, **the second dwelling must be located behind or beside the primary dwelling**, and all other setbacks from the property shall be maintained.

This ordinance shall take effect upon final passage, subsequent to a necessary public hearing, the public welfare requiring it.

Mayor

Town Recorder