

Requirement	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
<b>Maximum Lot Coverage</b>						
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) FAR = Gross floor area / Lot area	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
<b>Minimum Yard Requirements for Primary Structure</b>						
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	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
<b>Maximum Primary Structure Height - Overall</b>						
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
<b>Minimum Yard Requirements for Accessory Structures, Pool Houses, Pools, and Pool Decks</b>						
	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:**

<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. #0-18-02-02-90, Feb. 2018)

<sup>3</sup> Whichever is greater from this table or § 14-121(f)

<sup>4</sup> Flat Roof structures are permitted to be a maximum of one floor & 18 feet in accessory structures, Zone A, and in Height Zone 1 & 3, and a maximum of 2 floors in Height Zone 2, Zone E, and Zone F.

<sup>5</sup> Height Zone 3 is not applicable to lots with lot depths less than 200 feet.

# Oak Hill | Official Zoning Map

REQUIREMENTS	A	B	C	D	E	F
Minimum Lot Area	10,000 SF	20,000 SF	1 acre	2 acres	3 acres	4 acres
Maximum Lot Coverage (The greater of the following SF or % of the actual lot size)	5,000 or 50%	9,000 or 45%	15,246 or 35%	26,136 or 30%	26,136 or 20%	26,136 or 15%
Maximum Heated/Cooled Space (60% of maximum lot coverage up to the cap)	70%	60%	60% Up to 9,500	60% Up to 16,000	60% Up to 16,000	60% Up to 16,000
Maximum Height	2 1/2 Stories 32 feet	2 1/2 Stories 32 feet	2 1/2 Stories 36 feet	2 1/2 Stories 36 feet	2 1/2 Stories 46 feet	2 1/2 Stories 46 feet
Minimum Yard Requirements						
Front <sup>1</sup>	30 feet	40 feet	75 feet	75 feet	100 feet	150 feet
Side	10 feet	15 feet	30 feet	35 feet	40 feet	50 feet
Rear	30 feet	40 feet	60 feet	70 feet	100 feet	100 feet
Minimum Front Lot Line <sup>2</sup>	50 feet	50 feet	100 feet	150 feet	175 feet	225 feet
Maximum Lot Depth/Width Ratio <sup>3</sup>	4:1	4:1	4:1	4:1	4:1	4:1

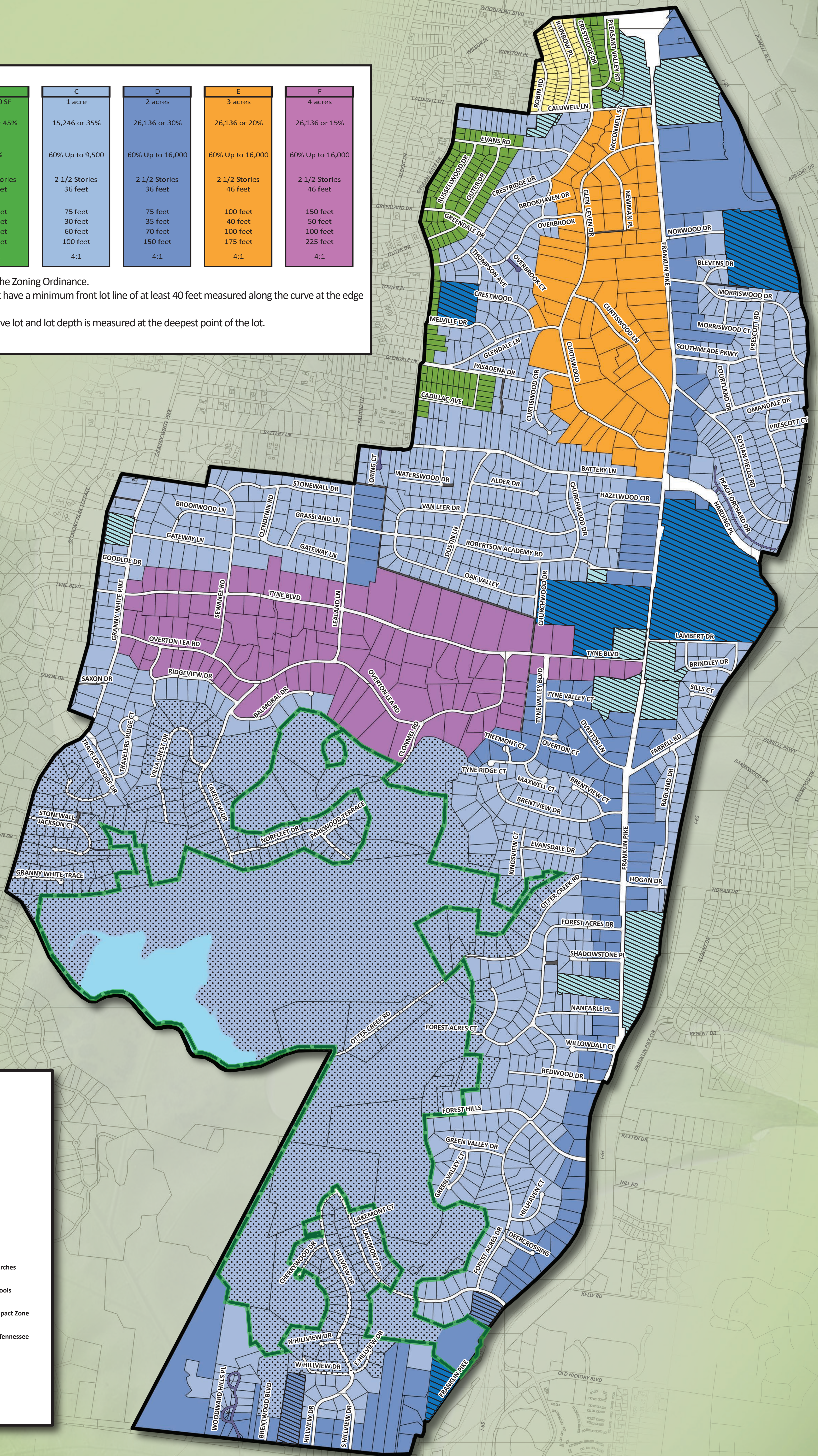
<sup>1</sup>Whichever is greater from this table or Section 14-220.6 of the Zoning Ordinance.

<sup>2</sup>Lots on cul-de-sacs are exempt from this provision; but must have a minimum front lot line of at least 40 feet measured along the curve at the edge of the right-of-way.

<sup>3</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.

## LEGEND

- Zoning
- Residential A
- Residential B
- Residential C
- Residential D
- Residential E
- Residential F
- Radnor Lake
- Conditional Use Permit - Churches
- Conditional Use Permit - Schools
- Radnor Lake Natural Area Impact Zone
- Area Owned by the State of Tennessee
- Private Streets
- Unimproved Right-of-Way
- Oak Hill City Limits



# 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.: 01-90 on August 22, 2017

Ordinance No.: 02-90 on February 27, 2018



prepared by:  
**Kimley Horn**  
Kimley-Horn and Associates, Inc