

4. Area regulations

- a. Minimum lot width at building line.....50 ft.
- b. Minimum depth of front yard.....35 ft.
- c. Minimum depth of rear yard.....20 ft.
- d. Minimum width of side yards.....10 ft. each

No building in the C-3, Local business district shall exceed one (1) story in height. Also, no building in the C-3 district shall exceed two thousand (2,000) square feet in area.

14-408. M-1, LIGHT INDUSTRIAL DISTRICT. This district is established to provide for manufacturing, warehousing, and similar light industrial uses. Within the M-1, Light Industrial District, as shown on the Zoning Map of Loudon, Tennessee. The following regulations plus other appropriate provisions of this zoning code shall apply:

1. Permitted uses and structures.

- a. Railroad and motor vehicle transportation, including truck terminals and truck stops.
- b. Aircraft transportation.
- c. Marine transportation.
- d. Communication Towers, in compliance with Section 14-615, Performance Standards for Permitting Telecommunication Towers and Antennas.
- e. Public utilities.
- f. Wholesale trade.
- g. Retail trade - building materials, hardware, and farm equipment.
- h. Warehousing and storage services.
- i. Agricultural processing.
- j. Food and kindred products manufacturing not including meat products manufacturing.

- k. Textile mill products manufacturing.
 - l. Apparel and other finished products manufacturing made from fabrics and similar materials.
 - m. Lumber and wood products manufacturing.
 - n. Furniture and fixtures manufacturing.
 - o. Printing, publishing, and allied industries.
 - p. Rubber and miscellaneous plastic products.
 - q. Stone, clay, and glass products manufacturing.
 - r. Fabricated metal products manufacturing not including ordinance and accessories.
 - s. Professional, scientific, and controlling instruments manufacturing.
 - t. Small article manufacturing - jewelry; musical instruments; toys; pens, pencils, and other office and artists' materials; costume jewelry; tobacco; and motion picture production.
 - u. Signs and billboards subject to the provisions of Section 14-604.
 - v. Any use or structure customarily incidental to the above uses.
2. Prohibited uses and structures. Any use or structure not specifically permitted or permitted on review by the Board of Zoning Appeals is prohibited.
3. Area regulations. All buildings and structures shall be located so as to comply with the following minimum requirements:
- a. Minimum depth of front yard....30 ft.
 - b. Minimum depth of rear yard.....20 ft.
 - c. Minimum width of side yard:
 - 1-story building.....10 ft. each side
 - 2-story building.....15 ft. each side
 - 3-story building.....20 ft. each side

- d. There shall be no required minimum lot area for industrial districts except as should be needed to satisfy the above space requirements and requirements pertaining to off-street parking and loading, respectively.
4. Environmental controls. The applicant for a building permit in the M-1, Light Industrial District must present, as a part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to, the following:
- a. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the Loudon Board of Utilities and the Tennessee Department of Public Health.
 - b. Documentation that adequate means are available for the disposal of all solid waste.
 - c. Documentation that proposed industrial uses will comply with all applicable federal, state, and local air and water pollution control laws and/or regulations.

The Building Inspector shall not issue a building permit for any industrial use he believes may have the potential to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like, and those uses deemed dangerous due to potential explosion hazards, threat of fire, or poisonous fumes. Any of the above uses shall be permitted only on written approval of the Board of Zoning Appeals under the provisions of Section 14-804 and subject to such conditions and safeguards as may be required by said Board in the interests of public health, safety, and welfare.

14-409. M-2, HEAVY INDUSTRIAL DISTRICT. This industrial district is provided for heavy manufacturing uses and processes. Within the M-2, Heavy Industrial District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

- 1. Permitted uses and structures.
 - a. All uses permitted in the M-1, Light Industrial District.
 - b. Meat products manufacturing.
 - c. Paper and allied products manufacturing.

- d. Chemicals and allied products manufacturing.
 - e. Petroleum refining and related services.
 - f. Primary metal industries.
 - g. Mining activities and related services.
 - h. Crematory(ies) and crematorium(s) (human or animal).
(amended by City Council 12/16/13)
 - i. Any use or structure customarily incidental to the above uses.
2. Uses and structures permitted on review by the Board of Zoning Appeals
- a. Sexually Oriented Adult Businesses, in compliance with Section 14-616, Sexually Oriented Adult Businesses
3. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
4. Area regulations. All buildings, structures, and principal operations shall be located so as to comply with the following minimum requirements:
- a. Minimum depth of front yard...40 feet
 - b. Minimum depth of rear yard....25 feet
 - c. Minimum width of side yards:
 - 1-story building.....20 feet each side
 - 2-story building.....25 feet each side
 - 3-story building.....30 feet each side
5. Environmental controls. The applicant for a building permit in the M-2, Heavy Industrial District must present, as a part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to, the following:
- a. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the Loudon Board of Utilities and the Tennessee Department of Public Health.