

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 ¹	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 ²	50 feet	50 feet	100 feet	150 feet	175 feet	225 feet
Maximum Lot Depth/Width Ratio ³	4:1	4:1	4:1	4:1	4:1	4:1

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

²Lots 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.

³Lot 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



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