

ZONING RESOLUTION
JEFFERSON COUNTY, TENNESSEE

AUGUST 17, 1998

REPRINTED WITH AMENDMENTS
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ARTICLE 9

ZONING DISTRICTS

9.1. Absolute Minimum Lot Size (Resolution 2007-52, 9-17-07). The minimum lot size for lots in the various zoning districts is as designated below. However, where these requirements conflict with the Jefferson County Subdivision Regulations or the Jefferson County Health Department, the more restrictive requirements shall apply.

- A-1, Agricultural-Forestry. Forty thousand (40,000) square feet. The averaging of lots within a subdivision in the A-1 District is allowed provided the average lot size is at least forty thousand (40,000) square feet, excluding road rights-of-way. Within a subdivision with lot averaging, the minimum lot size is 30,000 square feet and the maximum lot size is 78,000 square feet.
- R-1, Rural Residential. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; with public water and public sewer – 10,000 square feet.
- R-2, High Density Residential. Without public water and sewer – 40,000 square feet, with public water only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.
- R-R, Rural Residential/Resort. Thirty thousand (30,000) square feet.
- C-1, Neighborhood Commercial. Forty thousand (40,000) square feet.
- C-2 General Commercial. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; and or sewer only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.
- I-1, Industrial District. Without public water and sewer – 40,000 square feet; with public water only – 20,000 square feet; and with public water and public sewer – 10,000 square feet.
- I-2, Environmental Industrial District. Five (5) acres.

9.2. Classification of Districts. For the purpose of this resolution, the following zoning districts are hereby established in the un-incorporated sections of Jefferson County and are shown on the map entitled Zoning Map of Jefferson County, Tennessee.

- A-1 Agricultural-Forestry
- R-1 Rural Residential/Resort (Resolution 2012-07)
- R-2 High Density Residential

- R-R Rural Residential/Resort
- F-1 Special Flood Hazard District
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Industrial
- I-2 Environmental Industrial

9.3. Agricultural-Forestry District, A-1.

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted. (Resolution 2012-08)

1. Agricultural and similar activities including: general crop farming; livestock; poultry; horticulture; aquaculture; and the processing and/or sales of agricultural products raised, grown, or cultivated on the premises.
2. Residential activities including: single-family dwellings, duplexes, and mobile homes on individual lots.
3. Type B customary home occupations in accordance with section 7.1.
4. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, and florists.
5. Personal services including: barber shops, beauty shops, pedicure/manicure shops, massage therapists, and tanning salons.
6. Semi-public uses including: churches, cemeteries, lodges, and clubs.
7. Public uses including: post offices, libraries, schools, and buildings and facilities for emergency and non-emergency services.
8. Indoor recreation uses including: video game arcades and billiards/pool rooms.
9. Outdoor recreation activities including: golf courses, driving ranges, parks, athletic fields, and playgrounds.
10. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.

11. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
 12. Other uses including: marinas, travel trailer parks, veterinarian offices, flea markets, bed and breakfast inns, and cadaver research centers. (Resolution 2013-03, 6-19-2013)
 13. Solar energy systems and wind energy systems as principal or accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
 14. Conditional uses including (see Article 7):, indoor firing ranges, outdoor firing ranges, skeet shooting, kennels, off-road vehicle facilities, outdoor festivals/concerts, flea markets, bed and breakfast inns, and airparks/air strips.
 15. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
 16. Accessory Buildings.
- B. Uses Prohibited. Any item not specifically noted above, unless the Jefferson County Board of Zoning Appeals deems a proposed use similar to a type listed above.
- C. Setbacks. (Resolution 2019-23, 7-15-19)
1. Principal Building/ Structure: Front - thirty (30) feet; rear – ten (10) feet; side – ten (10) feet.
 2. Accessory Buildings (properties less than two acres in size): rear – five (5) feet; side – five (5) feet. Not allowed in front yards.
 3. Accessory Buildings (properties two acres or greater in size): front – thirty (30) feet; side – five (5) feet; rear – five (5) feet.
 4. Signs: Five (5) feet from any lot line.