

# **ZONING CODE**

## **ORDINANCE #680**

Updated as of: 30 Aug 2025

## **Clinton, Tennessee**

## 5.0 PROVISIONS GOVERNING USE DISTRICTS

### 5.1 R-1 LOW DENSITY RESIDENTIAL.

It is the purpose and intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements of the district are designed to protect the total characteristics of the district, to promote and encourage an environment for family life, and to restrict all business-oriented activities.

- A. In order to achieve the purpose and intent of the R-1 Low Density Residential District, as shown on the zoning map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted:
1. Single-family residences, except mobile homes.
  2. Single-family and two-family (duplex) PUD's except mobile homes.
  3. Customary home occupations as regulated in Section 2.13.
  4. Publicly owned buildings and uses, following approval by the planning commission as required in Tennessee Code Annotated, 13-4-104; schools offering general education; churches; and tennis clubs, country clubs, and other similar uses which are characteristically associated with ample open space areas and recreation or leisure activities, and are used for social purposes which restrict participation to members and guests only, provided that:
    - a. A site plan prepared as regulated in Section 2.10 is reviewed and approved by the planning commission;
    - b. The buildings are placed not less than fifty (50) feet from side and rear property lines;
    - c. There are planted buffer strips with a minimum of ten (10) feet in height along rear and side property lines;
    - d. That access be restricted to streets classified as Arterial and Major Collector Streets on the official Major Road Plan (See Appendix B); and
    - e. Any outside lighting of courts, parking lots, or other facilities shall be designed and constructed in such a manner as to not cause inconvenience to other uses in the immediate area.
  5. Signs as regulated in Section 2.9.
  6. Customary accessory buildings as regulated in Sections 3.8 and 7.3.
  7. Access and parking as regulated in Sections 2.2 through 2.7.
  8. Setback and height requirements as regulated in Section 6.
  9. The Board of Zoning Appeals may hear and determine if any use not listed as a permitted use is of the same general character as other permitted uses in the district and is consistent with the intent and purpose of the district.

- B. In order to achieve the purpose and intent of the R-1 Low Density Residential District, as shown on the zoning map of the City of Clinton, Tennessee, the following uses may be permitted as a special exception by the Board of Zoning Appeals:
1. Customary General Farming and Agricultural Land Use- See Section 2.19 of this ordinance. (Amended: Ord. 683, 26Feb2024)

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