ZONING RESOLUTION

FOR

ROBERTSON COUNTY, TENNESSEE

ADOPTED: MARCH 20, 1989

ZONING RESOLUTION

FOR

ROBERTSON COUNTY, TENNESSEE

ADOPTED: MARCH 20, 1989

LAST AMENDED: OCTOBER 20, 2025

PREPARED BY

ROBERTSON COUNTY PLANNING AND ZONING
527 S. BROWN STREET
SPRINGFIELD, TN 37172

TELEPHONE: (615) 384-3666

LIST OF AMENDMENTS

DATE	RESOLUTION	SUBJECT
12-17-90	Resolution	Amended *Article V, Subsection 5.041*, Agricultural District, *Subsection F, Parts 1 and 2.*
12-17-90	Resolution	Amended *Article VII, Section 7.040*, Added New *Subsection D.*
03-18-91	Resolution	Amended *Article V, Section 5.060*, Deleted in Its Entirety, and *Article VI, Section 6.060*, Deleted in Its Entirety, and *Article VIII, Section 8.070, J, 2,* Deleted.
03-18-91	Resolution	Amended *Article V,* Added New *Section 5.060*, Industrial Regulations.
08-15-94	Resolution 08159433	Amended Floodplain Regulations - *Article V,* Zoning Districts, *Section 5.070.*
05-15-95	Resolution	Amended *Article VIII*, Administration and Enforcement, *Subsection 8.081*, Application for Rezoning by Adding *Subsections 7 and 8.*
06-19-95	Resolution	Repealed *Section 5.040, of Article V*, in Its Entirety and Replaced It with a New 5.040.
08-21-95	Resolution	Amended *Article III, 3.030*, Lot Must Abut a Public Road.
08-21-95	Resolution	Amended *Article VIII, Section 8.080*, Amendments to the Resolution.
04-15-96	Resolution	Amended *Article V, Subsection 5.041, D, 5*, by Adding a New Use Classification, Small Meeting and Reception Facilities.
04-15-96	Resolution	Amended *Article V, Subsection 5.042, D, 5*, by Adding a New Use Classification, Small Meeting and Reception Facilities.
04-15-96	Resolution	Amended *Article VIII, Section 8.070, I*, by Adding a New Subsection 2; a, Through h.
08-19-96	Resolution	Amended *Article VIII, Section 8.030*, Zoning Compliance Permit (Building Permits), Deleted Old and Replaced with New Text.
02-17-97	Resolution	Amended *Article IV, Section 4.040*, Customary Incidental Home Occupations, Deleted Old and Replaced with New.

LIST OF AMENDMENTS (Continued)
Page 2

DATE	RESOLUTION	SUBJECT
02-17-97	Resolution	Amended *Article VIII, Section 8.070, J*, Added Subsection 2., Special Conditions for Accessory-Agricultural Occupations, a, Through h.
05-19-97	Resolution	Amended *Article IV,* by Adding New *Section 4.120*, Minimum Design Standards for Transmission and Communication Towers and Stations
08-16-99	Resolution 081699111	Amended *Article V,* by Adding New *Section 5.080,* Airport Zoning Provisions
04-15-02	Resolution 041502048	Amended *Article II, Section 2.020,* Definition, Added: Adult Oriented Business
04-15-02	Resolution 041502048	Amended *Article V, Section 5.062, D*, Added: 4, Commercial Activities
04-15-02	Resolution 041502048	Amended *Article VIII, Section 8.070, I,* Added: 3, Special Conditions for Adult Entertainment Business
05-20-02	Resolution 052002058	Amended *Article VII*, Deleted and Replaced with New *Article VII*
06-21-04	Resolution 062104065	Amended *Article VIII, Section 8.050, D, 9*, that changed the fees required to appear before the Board of Appeals.
12-20-04	Resolution 122004131	Amended *Article IV,* by Adding New *Section 4.130*, Alternative Residential Cluster Development and Open Space Provision.
3-21-05	Resolution 032105040	Amended *Article V, Section 5.042, D*, Added: 8, Uses Permitted as Special Exceptions.
3-21-05	Resolution 032105040	Amended *Article VIII, Section 8.070, I,* Added: 4, Special Conditions for Small Animal Boarding and Housing.
5-16-05	Resolution 051605061	Amended *Article III, Section 3.030*, Lot Must Access to a Public Road, Deleted Old Section and Replaced with New Section.
5-16-05	Resolution 051605062	Amended *Article VI*, Deleted and Replaced with New *Article VI*.
5-16-05	Resolution 051605063	Amended *Article IV, Section 4.060*, Swimming Pool Restrictions, Deleted Old Section and Replaced with New Section.

LIST OF AMENDMENTS (Continued)
Page 3

2-27-06	Resolution 022706011	Amended *Article II,* Deleted and Replaced with New *Article II.*
2-27-06	Resolution 022706011	Amended *Article V, Section 5.070,* Floodplain District Regulations, Deleted Old Section and Replaced with New Section.
8-21-06	Resolution 082106080	Amended *Article IV, Section 4-13,* Residential Cluster Development and Open Space Conservation Design Overlay Provision, Deleted Old Section and Replaced with new Section.
6-18-07	Resolution 061807077	Amended *Article IV,* Added *Article 6-14* Special Conditions for Permitting a Bed and Breakfast Home.
6-21-10	Resolution 062110044	Moved and renumbered *Sections 4-1,4-2 & 4-8, Articles Vi and VII. Deleted Article V* except for *Sections 5.070 and 5.080* and added new *Articles VI, VIII, XI & Appendix I.* Renumberd zoning districts on the Zoning Atlas.
1-23-12	Resolution 012312003	Amended *Article III, Section 3-10* Accessory Use Regulations in its entirety and replacing with new *Section 3-1-*Accessory Uses and Buildings. Deleted *Article VI, Sections 6-5.1, H, 1 and 2 and 6-5.2, H, 1* and 2 Accessory Structures and replacing with new *Sections 6-5.1, H, 1 and 2 and 6-5.2, H, 1 and 2.*
1-26-15	Resolution 012615003	Ammended *Article II, Section2-2.1* General definitions, by deleting certain definitions and replacing them with new definitions and adding certain new definitions.
4-27-15	Resolution 042715027	Ammended *Article I* Enactment, V Off Street Parking and VI, *Section 6-5* Agricultural/Residential Districts and Table VI by deleting in their entirety and replacing them with new Articles and tables. Article XI, *Section 11-9.2, B, 4* was amended by deleting b and f and renumbering the section to reflect the deletion.
12-17-18	Resolution 121718129	*Article IV, Section 4-1, Subsection H* be deleted in its entirety and replaced with a new *Article IV, Section 4-1,* and *Subsection H* to read as follows:
1-25-21	Resolution 0125-21007	ARTICLE II, Section 2-2.3 be deleted in its entirety and replaced with a new Section 2-2.3 that read as follows:

LIST OF AMENDMENTS (Continued)
Page 4

12-20-21	Resolution 122021139	*ARTICLE II, SECTION 2-2.1* be amended by adding the following definitions to read as follows: *SECTION 8-2. Transportation, Warehousing and Utilities* be amended by adding new provisions to read as follows: *SECTION 6, Table VI PERMITTED USE SCHEDULE* be deleted in its entirety and replaced with a new TABLE VI TO READ AS FOLLOWS. *Section11-9.2* be deleted in its entirety and replaced with a new *Section 11-9.2* to read as follows:
9-15-25	Resolution 091525064	*Amended Article VI, Table 6-5-A DIMENSIONAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS IN AGRICULTURAL AND RESIDENTIAL DISTRICS pertaining to lot widths of RP-80 and AG-2 zoned lots.*
10-20-25	Resolution 102025084	*Amended Article VI, Table VI PERMITTED USE SCHEDULE pertaining to Residential Uses in Industrial Zones.*

TABLE OF CONTENTS

		PAGE
ARTICLE I	**ENACTMENT**	**I-1**
SECTION		
1-1	Authority	I-1
1-2	Title	I-1
1-3	Enactment	I-1
1-4	Purpose	I-2
1-5	Repeal	I-2
ARTICLE II	**DEFINITIONS**	**II-1**
SECTION		
2-1	Rules of Construction	II-1
2-2	Definitions	II-1
ARTICLE III	**GENERAL PROVISIONS**	**III-1**
SECTION		
3-1	Scope	III-1
3-2	Only One (1) Principal Building On a Lot	III-1
3-3	Lot Must Access to a Public Street	III-2
3-4	Reduction in Lot Area Prohibited	III-4
3-5	Rear Yard Abutting a Public Street	III-4
3-6	Corner Lots	III-4
3-7	Future Street Lines	III-5
3-8	Obstruction to Vision at Street Intersections Prohibited	III-5
3-9	Access Control	III-5
3-10	Accessory Use Regulations	III-6
3-11	Buffer Strips	III-6
ARTICLE IV	**SUPPLEMENTARY PROVISIONS APPLYING TO SPECIFIC DISTRICTS**	**IV-1**
SECTION		
4-1	Temporary Use Regulations	IV-1
4-2	Customary Incidental Home Occupations	IV-4
4-3	Gasoline Service Station Restrictions	IV-5
4-4	Swimming Pool Restrictions	IV-5
4-5	Development Standards for group Housing Projects	IV-6
4-6	Development Standards for Mobile Home Parks	IV-7
4-7	Development Standards for Automobile Wrecking, Junk and Salvage Yards	IV-16
4-8	Development Standards for Cemeteries	IV-17
4-9	Minimum Design Standards for Tansmission and Communication Towers and Stations	IV-17
4-10	Residential Cluster Development and Open Space Conservation Design Overlay Provision	IV-18
4-11	Special Conditions for Permitting a Bed and Breakfast Home	IV-40

ARTICLEI V STREETS, PARKING, ACCESS AND OFF-STREET LOADING AND UNLOADING REQUIREMENTS **V-1**

SECTION
5-1 Off-Street Parking Requirements V-1
5-2 Off-Street Loading and Unloading Requirements V-3

ARTICLE VI ZONING DISTRICTS **VI-1**

SECTION
6-1 Establishment of Districts VI-2
6-2 Provision for Official Zoning Atlas VI-3
6-3 Rules for Interpretation of Zoning District Boundaries VI-4
6-4 Application of District Regulations VI-5
6-5 Agricultural/Residential Districts VI-5
6-6 Commercial Districts VI-16
6-7 Industrial Districts VI-23

ARTICLE VII OVERLAY DISTRICT REGULATIONS **VII-1**

SECTION
7-1 Planned Unit Development Regulations VII-2
7-2 Floodplain District Regulations VII-28
7-3 Airport Zoning Districts VII-43

ARTICLE VIII SPECIAL EXCEPTION REQULATIONS **VIII-1**

SECTION
8-1 Organization VIII-1
8-2 Development Standards for Conditional Uses and Activities VIII-2

ARTICLE IX **SIGN**
REGULATIONS **IX-1**

SECTION
9-1 Standards for Signs IX-1

ARTICLE X RESERVED FOR FUTURE USE **X-1**

SECTION
10-1 Scope X-1
10-2 Nonconforming Uses X-1
10-3 Bulk and Lot Size Noncompliance X-5
10-4 Exceptions to Height Limitations X-6
10-5 Lots of Record X-7
10-6 Exceptions to Setback Requirements X-7
10-7 Absolute Minimum Lot Size X-7

ARTICLE XI EXCEPTIONS AND MODIFICATIONS **XI-1**

SECTION

11-1	Zoning Adminstration	XI-3
11-2	Enforcement of the Resolution	XI-4
11-3	Permits Required	XI-6
11-4	Certificate of Compliance/Occupancy	XI-13
11-5	Board of Zoning Appeals	XI-13
11-6	Variance Procedure	XI-17
11-7	Special Exception Procedure	XI-20
11-8	Amendments to the Zoning Texts	XI-26
11-9	Amendments to the Zoning Atlas(Map)	XI-27
11-10	Liability of Board Member and Employees	XI-32
11-11	Remedies	XI-33
11-12	Separability	XI-33
11-13	Interpretation	XI-33
11-14	Effective Date	XI-36

APPENDICES **Appx A-1**

Appendix A Appx A-1