



RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION
 One South Public Square, Room 200, Murfreesboro, Tennessee 37130
 OFFICE 615.898.7730 FAX 615.898.7823

You can submit via e-mail to zoningcompliance@rutherfordcountyttn.gov

**ZONING COMPLIANCE APPLICATION
 REQUIRED INFORMATION**

\$50 FEE

- A dimensioned concept plan showing the following features must be provided:
 - Lot lines
 - Building footprints of all existing and proposed structures
 - Distances of structures to property lines
- A SSDS/septic completion letter or permit from TDEC, Division of Water Resources (Not required for homes on a STEP system or sanitary sewer). This information can be found at <https://tdec.tn.gov/filenetsearch>
- Land Disturbance Permit from the Planning and Engineering Department (If applicable)

**YOUR APPLICATION WILL NOT BE PROCESSED
 IF ANY OF THE REQUIRED INFORMATION IS MISSING
 PLEASE ALLOW UP TO THREE (3) BUSINESS DAYS TO PROCESS YOUR APPLICATION**

PLEASE COMPLETE THE FOLLOWING

Property Owner	Phone Number	E-Mail Address	
Property Address	City	State Tennessee	Zip
Mailing Address (if different)	City	State	Zip
Contractor/Installer	Contractor's/Installer's Phone Number		

- Please check applicable:** New single-family dwelling Addition to existing dwelling
 Detached accessory structure**
 Other (Including Agricultural Structures*) _____

* Agricultural structures are exempt from size restrictions and application fees. Please consult with the Planning Staff to determine if your proposed structure qualifies.

** For detached accessory structures applications, list any existing detached structures and their sizes below (Standards for detached accessory structures can be found on the back of this form):

- 1.
- 2.
- 3.

Size of proposed structure(s) or addition (square feet)	Description of new dwelling, structure, or addition (e.g. stick built home, manufactured home, Dutch barn, pool)
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- *Properties in the 100-year FEMA floodplain will require minimum pad and/or floor elevations. Properties with identified flooding issues outside the 100-year floodplain may also require them.*
- *It is the general policy of the Rutherford County Planning and Engineering Department to not issue refunds on zoning compliance forms.*

FOR OFFICE USE ONLY

Tax Map	Group	Parcel	Lot Size	Subdivision/Section	Lot Number	Date Accepted
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Accessory Structures Zoning Requirements

Section 1101 D of the Rutherford County Zoning Ordinance

Size

- The maximum allowed size of all accessory structures, excluding swimming pools, is based on the acreage of the parcel. See table below.

Size of Parcel	Total combines square footage for all detached accessory structures
1 acre or less	2,000 square feet
More than 1 acre	5% of Lot Area

- Square footage measurement of an accessory structure shall include the entire structure, including any expandable areas accessed by a formal staircase (i.e. bonus rooms on a second floor) finished or unfinished.
- The district maximum lot coverage may not be exceeded.

Location

- Accessory structures must be located in side or rear yards a minimum of 5 feet from the property lines (For corner lots and rear yards abutting a public street see section 1101 I and J of the Rutherford County Zoning Ordinance).
- Accessory structures are only allowed in the front yard if the principal structure is setback more than 60 feet from the front property line.
- Accessory structures must be setback a minimum of 10 feet from the septic tank and the septic field lines areas.
- Accessory structures must not encroach in any drainage easement or in the vision triangle.

Additional Standards

- No accessory structure may be approved before the principal structure is built without special exception approval by the Board of Zoning Appeals.
- No accessory structure shall exceed the height limitation for the zoning district which is typically 35 feet.
- Restrictive covenants/deed restrictions may differ from the zoning requirements. The applicant is responsible for knowledge of these covenants/restrictions.

Swimming Pools (if applicable)

- In-ground swimming pools have additional setbacks from septic tanks and field lines. In-ground pools must be setback 25 feet from field lines and 15 feet from the septic tank.
- The County Building Codes Department also has various regulations regarding swimming pools and should be consulted before purchasing or installing a pool on your property.