



## RUTHERFORD COUNTY REGIONAL PLANNING COMMISSION

One South Public Square, Room 200, Murfreesboro, TN 37130

OFFICE 615.898.7730

**You can submit via e-mail to [zoningcompliance@rutherfordcountyttn.gov](mailto:zoningcompliance@rutherfordcountyttn.gov)**

Payment must be paid at the time of submitting the application. Please call our office to make your payment or bring payment to our office with the application.

**No refunds** will be given for any reason.

**PLEASE ALLOW UP TO THREE (3) BUSINESS DAYS TO PROCESS YOUR APPLICATION**

### ZONING COMPLIANCE APPLICATION REQUIRED INFORMATION

\$250 FEE - New Principal Structures, Additions, ADU's; i.e., Living Area

\$150 FEE - All Detached Accessory Structures

\$5 FEE - Per New Address Assigned (if needed)

A dimensioned sketch drawing showing the following features must be provided:

- Lot lines
- Building footprints of all existing and proposed structures
- Distances of structures to property lines

**Check one of the following two boxes for sewage disposal:**

- Property is on a septic system. A SSDS/septic completion letter or permit from TDEC, Division of Water Resources is required. This information can be found at <https://tdec.tn.gov/filenetsearch>
- Property is on a STEP system or sanitary sewer (TDEC septic letter not required)
- Check here for new house, accessory dwelling unit (ADU) or conversion of ADU: A Land Disturbance Permit is required

### PLEASE COMPLETE THE FOLLOWING

#### CIRCLE THE E-MAIL/PHONE NUMBER OF THE PRIMARY CONTACT FOR THIS PROJECT

Property Owner		Phone Number		E-Mail Address					
Property Address <input type="checkbox"/> New Address Needed		City		State Tennessee		Zip			
Mailing Address (if different)		City		State		Zip			
Contractor/Installer		Contractor's/Installer's Phone Number							
Contractor/Installer E-Mail									
Size of proposed structure(s) or addition (square feet)		Describe what you are building (e.g. a new stick-built home, manufactured home, addition, Dutch barn, pool, etc.)							
<p><i>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.</i></p>									
<b>FOR OFFICE USE ONLY</b>									
Tax Map	Group	Parcel	Lot Size	Zoning	Subdivision/Section	Lot #	Receipt #	Date	Initials

# **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 inside 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.