



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

**ACCESSORY or AGRICULTURAL STRUCTURE APPLICATION** **\$50 Fee**

Property Owner	Phone Number	Date of application
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Property Address	City	State Tennessee	Zip
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Mailing Address (if different)	City	State	Zip
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Contractor

NOTE: The development standards for Accessory Structures are found in Section 1101 D of the Rutherford County Zoning Ordinance. A description of those standards is on the back of this sheet. Before completing this application, we recommend that you review these standards and discuss your proposal with the Planning Staff.

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION:**

1.	Tax Map	Group	Parcel	Subdivision name and lot number (if applicable)
	Lot Size	Size of proposed structure (square feet)		Description of structure (i.e. garage, carport, swimming pool)
	Are there existing detached accessory structures on the property? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, please indicate the total square footage of existing detached accessory structures:			
	Will this structure be devoted to agricultural uses? <input type="checkbox"/> YES <input type="checkbox"/> NO If yes, please briefly describe the uses:			

NOTE: Agricultural structures are exempt from size restrictions and application fees. Please consult with the Planning Staff to determine if your proposed structure is eligible.

**ADDITIONAL REQUIRED INFORMATION:**

2.	<input type="checkbox"/> A dimensioned concept plan showing the following features must be provided: <ul style="list-style-type: none"> <li style="width: 50%;">▪ Lot lines</li> <li style="width: 50%;">▪ Field lines and septic areas</li> <li style="width: 50%;">▪ Building footprints of all existing and proposed structures</li> <li style="width: 50%;">▪ Distances of structures to lot lines</li> </ul>
	<input type="checkbox"/> A copy of the septic field line information from the Tennessee Groundwater Protection Office.

3.	Additional comments:
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# Accessory Structures Zoning Requirements

## 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 acres 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.