

ZONING RESOLUTION
TIPTON COUNTY, TENNESSEE
ADOPTED: November 10, 2003
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AMENDMENT INDEX

TIPTON COUNTY REGIONAL ZONING RESOLUTION

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Resolution # 04/08/21.	8/16/04	Article 4.070.A.3.	Reduced ground sign height to thirty (30) feet.
Resolution # 04/08/22.	8/16/04	Article 3.120.D.	Added \$100 penalty for not obtaining a grading permit before Site Plan Approval.
Resolution # 04/08/23.	8/16/04	Article 6.050.	Reduced front yard setbacks to thirty-five (35) feet on Arterial Roads if the front setback line is greater than one hundred (100) feet from the R-O-W.
Resolution # 04/08/24.	8/16/04	Article 4.015.	Reduced required parking lot pavement no less than half of the required area to be paved.
Resolution # 04/08/25.	8/16/04	Article 4.260.	Added development requirements for Flea Markets.
Resolution # 04/08/26.	8/16/04	Article 5.056.B.	Added Flea Markets to Uses Permitted in the C-2 Zoning District.
Resolution # 04/08/27.	8/16/04	Article 5.058.B.	Added Flea Markets and Manufactured Homes sales to Uses Permitted in the I-1 Zoning District.
Resolution # 05/03/34.	3/14/05	Article 3.030.	Added the word 'continuous' to distance in A & B.
Resolution # 05/03/35.	3/14/05	Article 3.120.	Added churches and other places of assembly to the site plan requirements.
Resolution # 05/04/36.	4/11/05	Article 2.020.	Redefined Automobile Wrecking, Junk and Salvage Yards and Inoperable Motor Vehicle.
Resolution # 05/04/37.	4/11/05	Article 5.051.B.	Added maximum storage of 3 inoperable motor vehicles in FAR to uses permitted.
Resolution # 05/04/38.	4/11/05	Article 5.052.D, 5.053.D, 5.054.D	Added the storage of inoperable motor vehicles in uses prohibited in R-1, R-2 and R-3 districts.
Resolution # 05/09/58.	9/19/05	Article 2.020.	Replaced entire definition of Signs, Billboards.
Resolution # 05/09/59.	9/19/05	Article 4.070.	Replaced entire section for Signs, Billboards
Resolution # 06/01/67.	1/9/06	Article 2.020.	Added to Lot of Record Definition
Resolution # 06/01/69.	1/9/06	Article 3.120	Matched Site Plan Requirements to checklist
Resolution # 06/01/68.	1/9/06	Article 3.120.G.10	Added to Site Plan Requirements
Resolution # 06/01/66.	1/9/06	Article 5.051.B, 5.051.C, 5.054.B, 5.054.C, 8.060.D	Corrected references to home occupations in the FAR and R-3 zoning districts.
Resolution # 06/01/65.	1/9/06	Article 6.080	Added exceptions to lot width requirements in FAR.

Resolution # 06/01/62.	1/9/06	App A, Form 1	Matched Checklist to Site Plan Requirements
Resolution # 06/01/63.	1/9/06	App A, Form 2	Added information to Bldg Permit Application
Resolution # 06/01/64.	1/9/06	App A, Form 4	Changed copies required from 5 to 8.
Resolution # 06/10/87.	10/9/06	Article 5.051.B	Added "Religious" to Assembly in FAR.
Resolution # 06/10/88.	10/9/06	Article 5.052.B	Added "Religious" to Assembly in R-1.
Resolution # 06/10/89.	10/9/06	Article 5.053.B	Added "Religious" to Assembly in R-2.
Resolution # 06/10/90.	10/9/06	Article 5.054.B	Added "Religious" to Assembly in R-3.
Resolution # 06/10/91.	10/9/06	Article 5.055.B	Added "Religious" to Assembly in C-1.
Resolution # 06/10/92.	10/9/06	Article 5.051.C	Added Private Recreational Facilities in FAR.
Resolution # 06/10/93.	10/9/06	Article 4.030	Added Planning Director shall approve temporary uses.
		Article 4.030.A&G	Added "shall be approved by the Planning Commission".
Resolution # 06/10/94.	10/9/06	Article VII (All)	Replaced "Floodplain Zoning District" with "County Flood Damage Prevention Overlay District."
Resolution # 07/06/106.	6/11/07	Article 5.051.A	Changed "no new roads" from variance to special exception and added minimum lot size of 2 acres.
Resolution # 07/10/118.	10/8/07	Article 3.120.10	Added "See Subdivision Regulations Of Tipton County, Tennessee, Appendix B for requirements."
Resolution # 07/10/119.	10/8/07	Article 2.020	Added "elevated storage tanks...excluding wireless communication towers."
		Article 5.052 B&C	B: Modified "Utility facilities" C: Added Wireless Towers
		Article 5.053 B&C	B: Modified "Utility facilities" C: Added Wireless Towers
		Article 5.054 B&C	B: Modified "Utility facilities" C: Added Wireless Towers
		Article 5.055 B	Added to item 3.Utility Facilities, including Wireless Towers.
		Article 5.058 B	Added to item 17. Wireless Communication Towers
		Article 3.120.A	Added "and utility structures (such as, but not limited to elevated storage tanks and telephone junction boxes.)"
Resolution # 08/05/131.	5/12/08	Article 4.270	Added Family Burial Grounds Protection Requirements
Resolution # 08/05/132.	5/12/08	Article 3.120.G.8&9:	Added Wetlands and fire lines, meters, valves, etc.
Resolution # 08/05/133.	5/12/08	App A, Form 1	Matched Checklist with Resolution # 08/05/132.
Resolution # 08/08/141.	8/18/08	App A, Form 1	Modified Site Plan Checklist & Made It Required.
Resolution # 09/02/149.	2/9/09	Entire Document	Replace references of "streets" with "roads."
Resolution # 09/02/150.	2/9/09	Article 2.020	Added/Corrected Definitions (Subdivision, Out-Parcel, Changeable Message Signs and Kennel.)
Resolution # 09/02/151.	2/9/09	Article 4.070.A.13	Added Changeable Message Signs to Sign Regs.

Resolution # 09/02/152. 2/9/09 Article 4.160 Removed Inflatable Pools from Pool Regulations.

Resolution # 09/02/153. 2/9/09 Article 6.020.C&D Corrected Nonconforming Use to State requirements.

Resolution # 09/02/154. 2/9/09 Article 4.015.F Added Handicapped Parking Requirements from State.

Resolution # 09/02/155. 2/9/09 Article 4.140 Rewrote Adult-Oriented Business Regulations.

Resolution # 09/02/156. 2/9/09 Article 5.053.B.8 Added Condominiums to Uses Permitted in R-2 Zone.

Resolution # 09/03/160. 3/16/09 Article 7.030.B Reflected New FEMA Panels and FIS to May 4, 2009.

Resolution # 09/06/163. 6/15/09 Article 2.020&3.100 Revised Accessory Buildings Definition and Regulation

Resolution # 09/06/164. 6/15/09 Article 8.070 Removed Last Sentence of Introduction (BZA & PC)

Resolution # 09/08/172. 8/17/09 Article 3.120.G.11 Added septic and permit to site plan and checklist.

Resolution # 09/11/183. 11/16/09 Article 3.120.G.10&3.140 Changed Reference&Added Drainage Design.

Resolution # 10/07/198. 7/12/10 Article 2 & 4.140 Replaced entire Adult Business, put definitions in 4.140.

Resolution # 11/06/230. 6/20/11 Article 3.110 Added "maintain" and changed to "along"

Resolution # 11/09/237. 9/12/11 Article 4.280 & 5.051.C Added Natural Resource Extraction Regs.

Resolution # 11/11/239. 11/14/11 Article 3.120 Added Site Plan drawing standards (no aerial photo, etc.)

TIPTON COUNTY REGIONAL ZONING RESOLUTION

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