

ARTICLE I
ENACTMENT

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1.010 AUTHORITY

A resolution, in pursuance of the authority granted by Sections 13-7-101 through 13-7-401, Tennessee Code, to regulate in the portions of Tipton County, Tennessee, which lie outside of municipal corporations, the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density of population, and the use of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, soil and water conservation, public activities and other purposes including areas subject to flooding; to provide methods of administration of this resolution, and to prescribe penalties for the violation thereof.

1.020 TITLE

This resolution shall be known as the Zoning Resolution of Tipton County, Tennessee, dated, **February 10, 2014**. The Zoning Map shall be referred to as the Official Zoning Map of Tipton County, Tennessee, and all explanatory matter thereon is hereby adopted and made a part of this resolution.

1.030 ENACTMENT

WHEREAS, Section 13-7-101 through 13-7-401, of the Tennessee Code, empowers the County to enact a Zoning Resolution and to provide for its administration, enforcement, and amendment, and

WHEREAS, the Tipton County Commission deems it necessary for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the County to enact such a resolution, and

WHEREAS, all requirements of Section 13-7-101 through 13-7-401, of the Tennessee Code, with regard to the preparation of the Zoning Plan by the Tipton County Regional Planning Commission and subsequent action of the Tipton County Commission have been met.

NOW, THEREFORE, Be It Enacted by The County Commission of Tipton County, Tennessee, as follows:

1.040 PURPOSE

The purpose of this resolution is to promote the public health, safety, morals, convenience, order, prosperity and general welfare by:

- A. enhancing the character and stability of agricultural, residential, commercial, and industrial areas, and promoting the orderly and beneficial development of such areas;
- B. preventing overcrowding of land;
- C. conserving the value of land and buildings;
- D. minimizing traffic hazards and congestion;
- E. preventing undue concentration of population;
- F. providing for adequate light, air, privacy, and sanitation;
- G. reducing hazards from fire, flood, toxic materials, and other dangers;
- H. assisting the economic efficiency, utilization, and expansion for all services provided by the public, including: roads, water and sewer service, recreation, schools and emergency services;
- I. encouraging the most appropriate use of land;
- J. enhancing the natural, man-made and historical amenities of Tipton County, Tennessee.
- K. minimize opportunities for creating public nuisance.