

Samples of Zoning Regulations for Accessory Units

September 2020

Bristol, TN (Population: 26,702)

212 - LOCATION OF ACCESSORY STRUCTURES ON RESIDENTIAL LOTS

A. It is the intent of this Section to allow accessory structures and uses subordinate in size and incidental in use to the principal building in residential districts. All accessory structures, except those in the Open Space and Reserved (O-S) Zoning District, shall comply with the following requirements:

1. No accessory structure shall be allowed in any required front yard or to extend in front of the plane created by the location of the principal building relative to the front property line.
2. Accessory structures shall be allowed to be located in the side and rear yards provided the following requirements are complied with:
 - a. Accessory structures shall not cover more than twenty-five percent (25%) of the affected required side yard and rear yard areas, and provided further that the district coverage” set forth in Section 308 - Residential Space Requirement Chart is not exceeded.
 - b. Accessory structures shall be at least five feet from any side or rear lot lines and from any other building on the same site, including the principal building. Accessory structures that exceed one story or twelve (12) feet in height shall meet the required side and rear yard setbacks for the zoning district.
 - c. Accessory structures shall not exceed two (2) stories, but in no event shall any accessory structure exceed a building height of twenty-five (25) feet.
 - d. Accessory structures on lots that front on two parallel streets right-of-ways shall meet the front yard setback required by the zoning provisions on each lot frontage.
 - e. Accessory structures on lots that front on two intersecting street rights-of-way shall meet the required front yard setback from each intersecting street right-of-way.
3. Accessory structures shall not be used for human habitation except as an extension of the residential use of the principal building for residential habitation, for clearly residential, non-income producing occupancy by a family member or temporary houseguest. The use of an accessory structure as a continually occupied, income producing, separate dwelling unit for lease, rent, or trade is strictly prohibited.

Camden, TN (Population: 3582)

3.3. Accessory Structures - No accessory structures shall be utilized for human occupation, shall extend beyond the required front yard or the front line of the principal building and shall not cover more than thirty (30) percent of the required rear yard. Accessory structures shall be located a minimum of five (5) feet from side and/or rear property lines.

Cleveland, TN (Population: 41,285)

APP-C-27

2.1.3 Accessory Structures and Uses. Subject to the regulations governing accessory structures in Section 3.8, customary and incidental accessory structures are allowed in any zoning district except CBD. Accessory structures are to be for uses that are incidental to and in support of an otherwise lawful principal use of the lot such as those examples given in Table 1. In no case shall an accessory structure be used for a use that is not lawful in the zoning district.

Collierville, TN (Population: 45,550)

Town of Collierville Code of Ordinances for Accessory Structures. Title 15, Chapter 151, Zoning Regulations, Section 151.006, General Provisions for All Districts

See PDF and Word version

Franklin, TN (Population: 70,908)

4.1 Accessory Uses and Structures

See PDF

Mount Pleasant, TN (Population: 5093)

Section 10. Accessory Uses, Buildings and Structures

See PDF