

Primary structure setbacks for typical Sumner County zonings are as follows:

		Front	Side	Rear
Agricultural:	State highway:	50'	20'	25'
	County road:	40'	20'	25'
	Dead end:	30'	20'	25'
Residential 1A:	State highway:	50'	20'	30'
	County road:	40'	20'	30'
	Dead end:	30'	20'	30'
Residential A:	State highway:	50'	20' [1]	30'
	County road:	40'	20' [1]	30'
	Dead end:	30'	20' [1]	30'
Estate A:	State road:	60'	20'	30'
	County road:	50'	20'	30'
	Dead end:	40'	20'	30'
Estate B:	State road:	70'	30'	40'
	County road:	60'	30'	40'
	Dead end:	50'	30'	40'

[1] Thirty feet if the structure is 3 stories.

Detached accessory structure setbacks are as follows:

Detached accessory structures can be 5 feet off the property line as long as it is behind the back line of the house.

If it is not behind the back line of the house it must meet the primary structure setbacks.

See drawing below -

*Setbacks may vary for specific properties/lots.

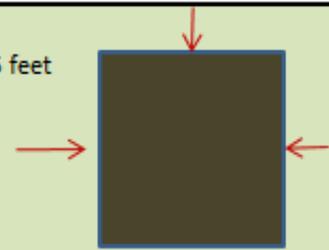
*An addition to any existing structure must stay within the setbacks for that structure.

*Septic systems and soil area must be considered when placing structures on any property.

*For more specific information relating to placement requirements, contact the Planning Dept. 615.451.6097, or visit their webpage.

Detached accessory structures can be 5 feet off the property lines if they are behind the back line off the house. They must also be 5 feet off any other structure.

This can be 5 feet



NOTE:

Pools not directly behind the house must also be behind the back line of the house or meet primary setbacks.

