

MAURY COUNTY

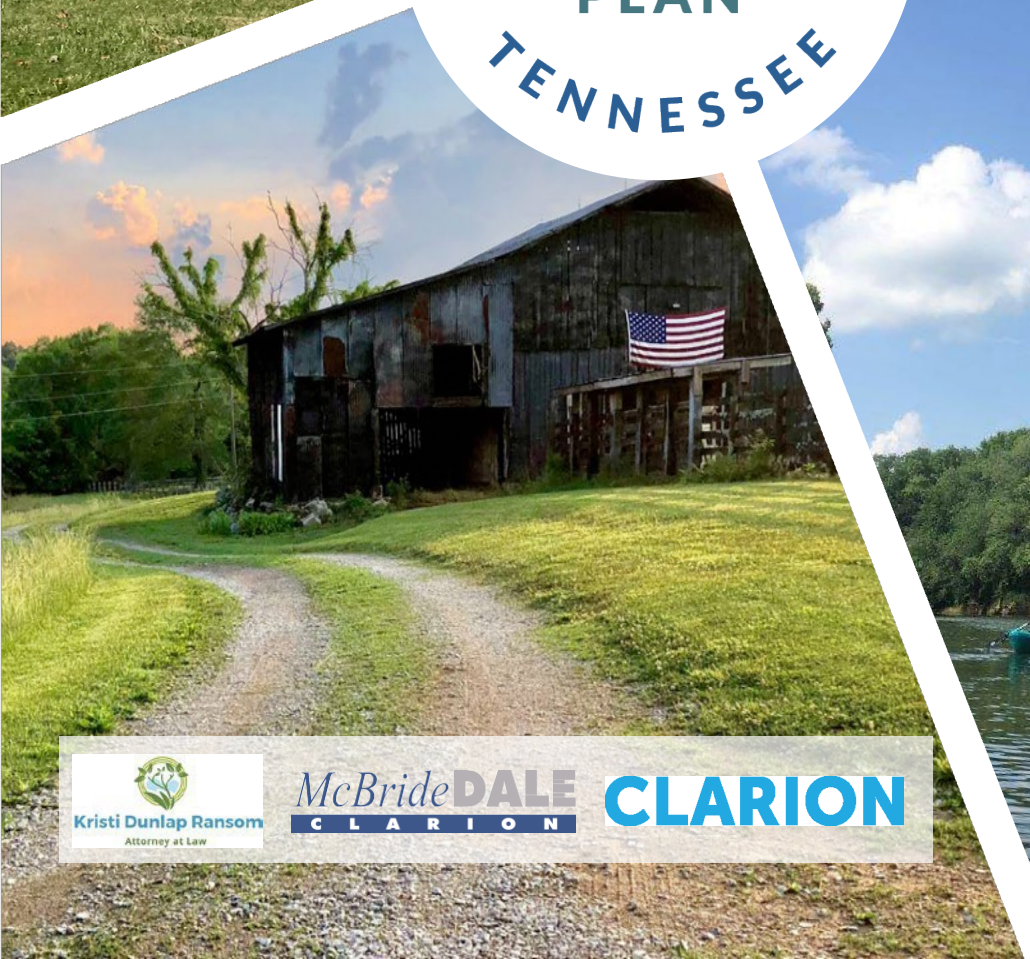
UNIFIED
— DEVELOPMENT —
PLAN

TENNESSEE

Zoning Ordinance

Effective January 1, 2026

Latest Revision July 20, 2026





Kristi Dunlap Ransom
Attorney at Law

McBride DALE CLARION

CLARION

Table 4-1: Principal Use Table

P = Permitted A = Allowed in PD S = Special Exception
W = Permitted Only In SW-O District Blank = Not Permitted

Use Category/Type	Zone Districts										Use-Specific Standards
	Residential			Commercial						PD	
	AP	RR	RG	CRC	CC	COR	IL	IM	IH	PD	
Industrial											
Extraction											
Rock Quarries and Mining									P	A	4.2.4(E)(1)
Manufacturing and Processing											
Brewery							S	S	P	A	4.2.4(E)(2)
Distillery							S	S	P	A	4.2.4(E)(2)
Manufacturing, artisanal	S	S	S	S	P	P	P	P	P	A	
Manufacturing, heavy									P	A	
Manufacturing, medium								P	P	A	
Manufacturing, light							P	P	P	A	
Slaughterhouse									P	A	
Small-scale meat processing facility	S	S									4.2.4(E)(3)
Winery					P	P	S	S	P	A	4.2.4(E)(2)
Freight and Warehousing											
Cold storage plant								P	P	A	
Junk or salvage yard					S				S	A	4.2.4(E)(4)
Self-service storage					P	P	S	S	S	A	4.2.4(E)(5)
Truck terminal								P	P	A	
Warehouse					S			P	S	A	
Waste-Related Uses											
Construction and demolition landfill, private							W	W	W		4.2.4(E)(6)
Construction and demolition landfill, public.							P	P	P		
Recycling facility, private							W	W	W		4.2.4(E)(7)
Recycling facility, public				P	P	P	P	P	P	A	
Sanitary landfill, private							W	W	W		4.2.4(E)(8)
Sanitary landfill, public							P	P	P		
Transfer station, private							W	W	W		4.2.4(E)(9)
Transfer station, public							P	P	P		
Waste composting facility								S	S	A	
Waste processing or recycling recovery facility, private							W	W	W		4.2.4(E)(10)
Waste processing or recycling recovery facility, public							P	P	P	A	
Wholesale Sales											
Auction yard								P	P	A	
Wholesale sales					S			S	P	A	

4.2.4. Standards Specific to Principal Uses

(A) Agriculture Uses

(1) Family Subdivision

Family subdivisions shall comply with the following:

(a) The minimum lot size shall be one-half (1/2) acre.

(b) The minimum lot width shall be 130 feet.

(c) The parent parcel proposed for the subdivision of a lot as a family subdivision shall have frontage on a public road.

(d) ~~(c)~~ The minimum setbacks shall be:

1. Front setback: 30 feet
2. Side setback: 10 feet
3. Rear setback: 30 feet

(e) Lot(s) subdivided from a parent parcel in a family subdivision may

(e) ~~(d)~~ ~~Lots shall~~ take access from a public road or from an easement with a width of at least 50 feet. Such an easement shall not provide access to more than five lots, including the lot or lots created via the Family Subdivision.

(f) ~~(e)~~ The number of Family Subdivision lots that may be created are based upon the size of the parcel in accordance with Table 4-2: Number of Family Subdivision Lots Allowed.

Table 4-2: Number of Family Subdivision Lots Allowed

Size of Parcel to Be Divided	Number of Additional Lots Allowed in Family Subdivision
At least 15 but less than 25 acres	4
At least 25 but less than 50 acres	5
50 acres or greater	6

(g) ~~(f)~~ Both the owner creating the parcel for an immediate family member and the immediate family member receiving the property shall sign an affidavit on a form generated by the County certifying that the subdivision meets the criteria of this section.

(h) ~~(g)~~ The owner of any lot created via a family subdivision shall place a restrictive covenant on the property to prohibit its transfer to a not-immediate family member for a period of 15 years following the subdivision, unless the lot is subject to an involuntary transfer such as foreclosure, death, judicial sale, condemnation, or bankruptcy.

(i) ~~(h)~~ The parent parcel shall maintain a minimum size of 15 acres.

(2) Equestrian Facility

An equestrian facility shall comply with the following standards:

(a) The minimum lot size is 15 acres.

(b) The use shall include one inside stall for every two animals kept overnight.

(c) The following minimum setbacks shall be provided:

1. Outdoor corrals, riding areas, piles of manure, feed, and bedding shall be set back at least 100 feet from the property lines.
2. All roofed structures shall be set back at least 150 feet from the property lines.
3. Run-in sheds shall be set back a minimum of 15 feet from the side and rear property lines and 50 feet from the front property line.
4. Pastures may extend to any property line.

(d) Equestrian facilities shall comply with the Storm Water and Drainage requirements in the Subdivision Regulations and this Ordinance.

(e) All buildings shall comply with the applicable building code.

(3) Farm Winery

A farm winery shall comply with the following standards:

(a) General Standards

1. Compliance with Applicable Standards

The use and all buildings and structures must comply with the applicable building code and permitting requirements.