

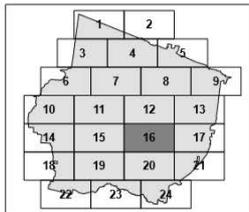
**It's Mine & I Can Do
What I Want!**

Possible Land Use
Restrictions

County Building and Zoning

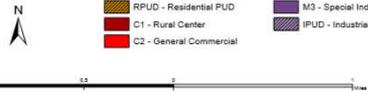
- Zoning Resolution Document
 - Available on-line or through County Government Office
- Zoning Maps
 - Regulations
 - Restrictions
 - Regulations & Restrictions vary by County

Current Zoning Maps



CURRENT ZONING MAP
MAURY COUNTY, TENNESSEE
PANEL 16 OF 24

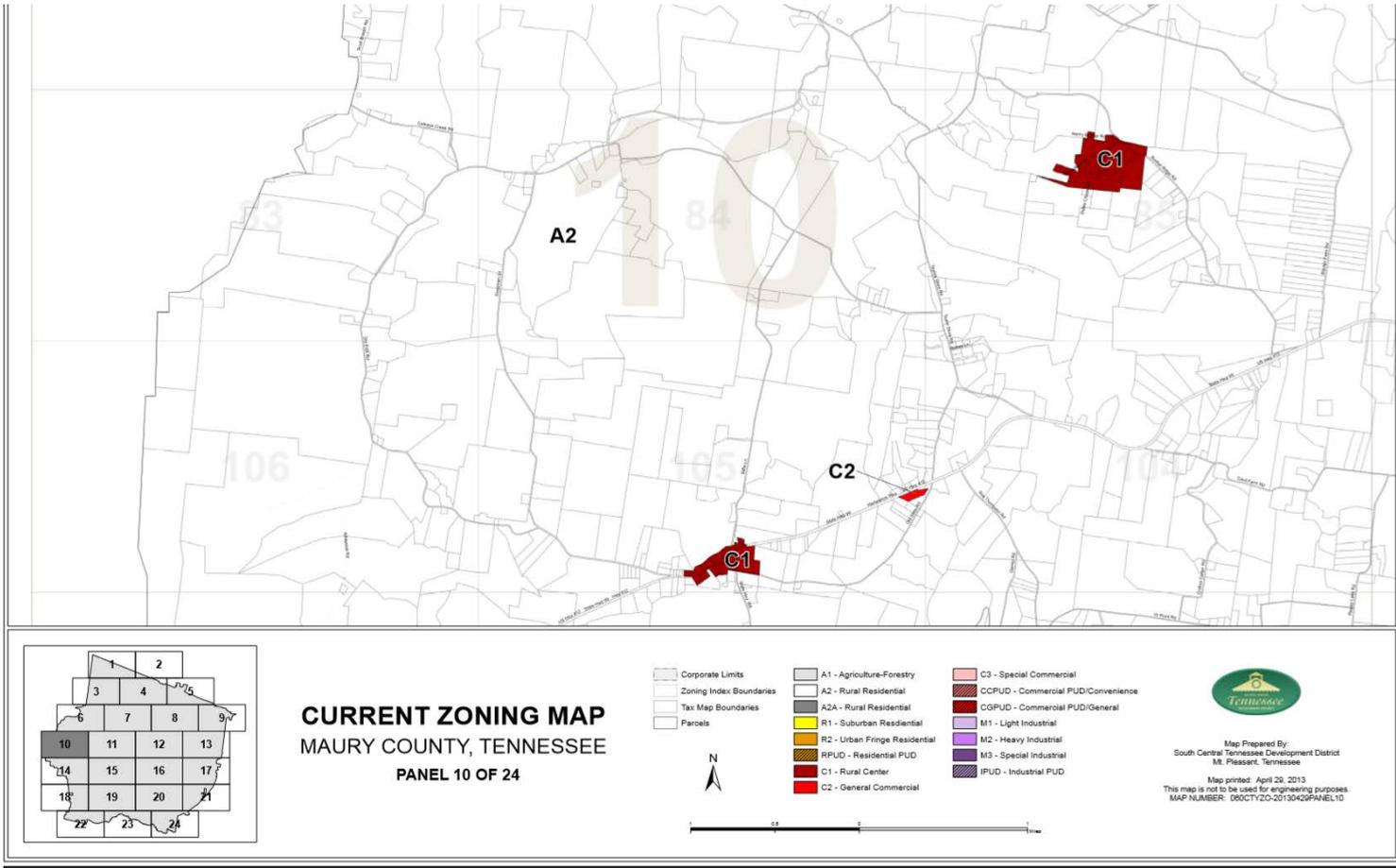
- Corporate Limits
- Zoning Index Boundaries
- Tax Map Boundaries
- Parcels
- A1 - Agriculture-Forestry
- A2 - Rural Residential
- A2A - Rural Residential
- R1 - Suburban Residential
- R2 - Urban Fringe Residential
- RPUD - Residential PUD
- C1 - Rural Center
- C2 - General Commercial
- C3 - Special Commercial
- CCPUD - Commercial PUD/Convenience
- CGPUD - Commercial PUD/General
- M1 - Light Industrial
- M2 - Heavy Industrial
- M3 - Special Industrial
- IPUD - Industrial PUD



Map Prepared By:
 South Central Tennessee Development District
 14 Pleasant, Tennessee
 Map printed: April 20, 2013
 This map is not to be used for engineering purposes.
 MAP NUMBER: D00CTYZO-20130420PANEL16



Current Zoning Maps



Zoning Ordinances

- Counties may have zoning laws that restrict or prohibit enterprises considered not to be traditional agriculture
 - Greenhouses
 - Agri-tainment
- Cities may have zoning laws that restrict the number and types of animals or poultry that can be on the property

Zoning Ordinances

- Zoning Ordinances maybe amended
- Review with city or county officials if questions arise
- Console with legal consul to review options if needed

Physical Feasibility

- Can crops be raised?
- Are livestock enterprises permitted on the property in question?
- Does the crop or livestock enterprise fit land and or facilities permitted?

Deed Restrictions

- Restrictions placed within a deed that control the use of the property
- Restrictions travel with the deed, and generally can't be removed by new owners
- May prohibit specified crops, livestock or certain uses such as retail sales
- “The Land Trust of Tennessee”

Deed Restrictions

- Deeds are public records that can be reviewed by all
- Available through county record of deeds office
- Takes time to review deeds, but gives a clear understanding of any property restrictions in place

Deed Restrictions

- “The Land Trust of Tennessee” (LTTN)
 - LTTN: statewide non-profit, non-governmental organization
 - Mission to preserve the unique character of Tennessee’s landscapes for future generations
 - Uses conservation easements as the primary tool to protect land

Permits

- Local, County and State
- Environmental concerns
- Tennessee Department of Agriculture
- Tennessee Department of Environment and Conservations
 - www.tn.gov/environment/permits/cafo.shtml

Permits and Records

- Proof
- Institutional requirements
- Environmental Regulations

Fencing Laws

- Tennessee Law
- Legal Fence
- Livestock Confinement
- Property Line Fence
- Who is responsible?
- Tennessee Department of Agriculture
 - Tennessee Farm Bureau Federation Guide

Fencing Laws

- Review Zoning Laws
- Deed Restrictions
- Local Ordinances
- Research before building!

Where Can We Farm?

- Research property before purchase
- Utilize local, county and state resources to learn the history of the property
- Each County of the State can have County specific zoning laws
- *“Live where you farm, not farm where you live”*

Where Can We Farm?

- Resources:
 - Assessment Data and Property Ownership Maps for Most TN Counties:
 - <http://www.assessment.state.tn.us/>
 - Greenbelt Laws:
 - <http://www.tnfarmbureau.org/wp-content/uploads/2016/05/greenbelt-brochure.pdf>
 - Fencing Laws:
 - http://www.tnfarmbureau.org/wp-content/uploads/2016/05/TN-Fence-Laws-Bro_1.pdf

Where Can We Farm?

- Resources:
 - The Land Trust for Tennessee:
 - www.landtrusttn.org