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 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 Conservation
  - 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:
  – Fencing Laws:
Where Can We Farm?

• Resources:
  – The Land Trust for Tennessee:
    • www.landtrusttn.org