

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 house. If it is not behind the back line of the house, it must meet primary structure setbacks in areas zoned for Ag. All other zones require that the structure be behind the back line of the house.

*Setbacks may vary for specific properties/lots.

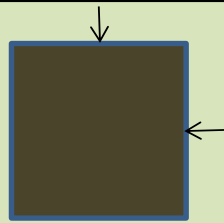
*An addition to any existing structure must stay within setbacks for that structure.

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

Please see diagram below -

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

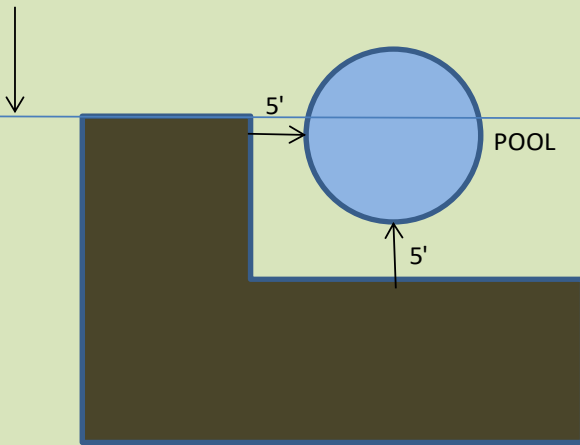
This can be 5 feet in all zones.



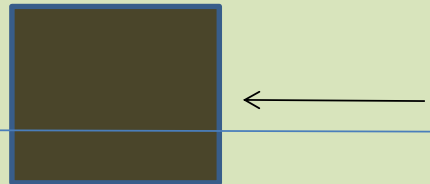
NOTE:

Pools not directly behind the house must also be behind the back line of the house.

Back line of the house.



This must meet primary structure setbacks zoned for Ag only.



A structure in front of this line must meet primary setbacks zoned for Ag.

Front line of house.

HOUSE

Required front yard set back starts at right of way.

right of way

ROAD

D
r
i
v
e

