

**ARTICLE 9
ZONING DISTRICTS**

9.1 Classification of District – For the purpose of this resolution, the following zoning districts are hereby established in the unincorporated sections of Hamblen County and are shown on the map entitled Zoning Map of Hamblen County, Tennessee.

Agricultural – Forestry District	A-1
Rural Residential District	R-1
High Density Residential District	R-2
Floodway District	F-1
Commercial District	C-1
Industrial District	I-1
Environmental Industrial District	I-2
Planned Business District	PBD (Oct. 19, 2000)

9.2 Agricultural – Forestry District, A-1

- A. Uses Permitted** - Single family residential dwellings, duplexes, agricultural uses and sales including barns, storage sheds, single-wide mobile homes, neighborhood commercial convenience uses including barber/beauty shops, gasoline stations, dry cleaners, doctors and veterinarian offices and clinics, grocery stores, laundromats, car washes, day care centers, drug stores, customary home occupations, airports, and air strips, schools and other government uses, travel trailer parks, campgrounds, marina operation, custom butchering operations, churches. To include and provide for location of cemeteries. (July 20, 2017-Resolution 17-17)
- B. Uses Prohibited** – Any item not specifically noted above, unless the Hamblen County Board of Zoning Appeals deems a proposed use is of a similar type listed above.
- A pain management clinic or facility and a methadone treatment clinic or facility, as defined herein, shall not be considered as a doctor’s office or clinic as listed above under uses permitted.
- C. Setbacks** – The principal building must be set back ten (10) feet from the side and rear lot lines and thirty (30) feet from the front property lines. Accessory buildings must be set five (5) feet from the side and rear lot lines and five (5) feet from the principal dwelling. No accessory buildings are permitted in the front yard. Signs must be set back five (5) feet from any lot line.