

General Zoning Classifications / Hamilton County, TN

See Hamilton County Zoning Regulations for specific area and height requirements.

Agricultural

- **A1** (low density residential, intended for agricultural uses and single-family dwellings at 2 units per acre maximum)

Single-Family Residential

- **R1** (low density residential, with a minimum 7,500 square foot lot size on sewers and intended for single-family dwellings)
- **RT1** (although this zone is intended for townhomes, single family dwellings are permitted on a minimum 2,625 square foot lot)
- Single-family dwellings are permitted in all zones.

Two-Family (Duplex) Residential

- **R2** (intended for two-family dwellings with a minimum 9,500 square foot lot size on sewers for duplexes)
- Two-family dwellings are also permitted in R3MD, R3, R5, O1, C5, M1.

Townhome Residential

- **RT1** (medium density residential, with a 1,350 square foot minimum lot size and intended for townhouses)
- **RTZ** (medium density residential, intended for single-family zero lot line dwellings and townhouses at 8 units per acre)

Multi-Family Residential

- **R3MD** (medium-high density residential, with a 11,500 square foot minimum lot size for triplexes, 13,500 square foot minimum lot size for quadplexes and intended for three and four-family dwellings)
- **R3** (high density residential, with a minimum lot area of 7,500 square feet for the first unit and 2,000 square feet for each additional unit for multi-family dwellings of three or more units)
- Multi-family dwellings are also permitted in C5.

Mixed Residential

- **PUD** (Planned Unit Development Residential requires a 5 acre minimum site, no minimum lot sizes or widths and intended for all residential types)

Manufactured Home Residential

- **R5** (Single-Wide Manufactured Home District, intended for single wide manufactured homes with a 7,500 square foot minimum lot size)
- **MH** (Manufactured Home Park District, permits a wide range of residential types, manufactured home parks also require a special permit from the Board of Zoning Appeals, 7,500 square foot minimum lot size for single-family dwellings on sewers, 9,500 square feet for duplexes on sewers, and 7,500 square feet for the first unit and 2,000 square feet for each additional unit for multi-family dwellings of three or more units)

Office & Residential

- **O1** (Office, District, intended for office uses with no minimum lot size, but allows single-family dwellings on 7,500 square foot lots and two-family dwellings on 9,500 square foot lots)

Commercial

- **C1** (Tourist Commercial District, intended for motels and hotels)
- **C2** (Local Business Commercial District, intended for retail, consumer service, financial, restaurant, and office uses)
- **C3** (General Business Commercial District, intended for retail, consumer service, financial, restaurant, office, and light manufacturing uses)
- **C5** (Neighborhood Commercial, intended for small commercial and service enterprises that are compatible with nearby residential neighborhoods)

Industrial

- **M1** (Industrial District, intended for the widest range of intensive manufacturing uses)
- **M2** (Wholesale and Light Industry District, intended for a moderate range of light manufacturing, wholesale, and retail uses)
- **M3** (Warehouse & Wholesale District, intended for a wide range of warehousing, wholesaling, and bulk distribution uses)
- **M4** (Outdoor Industrial Use District, intended for a wide range of outdoor industrial or processing activities)