



BUILDING DEPARTMENT AGENDA ITEM REPORT

TO: Mayor and City Council

FROM: Jeff Houston & Will Kurtz, Building Official & Code Enforcement Officer

DATE: 9/9/2026

SUBJECT: Section 590.0 Zoning Ordinance Amendment

BACKGROUND:

- After reviewing the current section of the Jefferson City Zoning Ordinance for Temporary Residential Uses, it states that "These uses may only be set up and used as housing for less than thirty (30) days...". The Building/Codes Departments intent with this amendment is to allow for more regulatory oversight in the use of temporary residential structures. The department would also like to add to this ordinance, language that will afford citizens who may be constructing a new home as well as anyone affected by a natural disaster the ability to utilize a temporary residence for a period of time while their home is being constructed, altered or repaired by approved permits issued by the Building Department.

FISCAL IMPACT:

There is no fiscal impact for this amendment

REQUEST/RECOMMENDATION:

On August 24th, 2026, at the regular meeting of the Regional Planning Commission, a recommendation was made by the Planning Commission for the amendment of Section 590.0 Temporary Residential Uses in the Jefferson City Zoning Ordinance, I respectfully request this Zoning Ordinance amendment be added to the agenda for City Council consideration at the Work Session on 9-15-2026.

ATTACHMENTS:

Ordinance and Master List of Amendments

JEFFERSON CITY, TENNESSEE
ORDINANCE NO 2026-

**AN ORDINANCE AMENDING ARTICLE V SECTION 590 of the JEFFERSON CITY ZONING
ORDINANCE**

WHEREAS, The Jefferson City Council, in accordance with Section 13-7-204 of the Tennessee Code Annotated, may amend the zoning ordinance of Jefferson City, Tennessee; and

WHEREAS, The Jefferson City Municipal/Regional Planning Commission reviewed proposed zoning amendment on August 24th, 2026, and recommended amending Article V Section 590 of the zoning ordinance; accordingly; and

WHEREAS, the City of Jefferson City chooses to amend the regulatory authority and the allowed uses of Temporary Residential Structures within the corporate limits of Jefferson City:

NOW, THEREFORE, BE IT ORDAINED by the City Council of Jefferson City, Tennessee that the following section of Article V: Section 590. Temporary Residential Uses of the Zoning Ordinance of the City of Jefferson City, Tennessee:

Section I. **ARTICLE V Section 590 Temporary Residential Uses — See attachment for specific changes.**

Section 2. This ordinance shall be effective from and after its passage. the public welfare requiring it.

Passed this:

First Reading _____ day of _____, 2026

Second Reading _____ day of _____, 2026

Mitch Cain
Mayor

Attest: _____
Bettina Chandler
City Recorder

Master List of Proposed Additions

Nothing to be removed from current Section 590. Proposed additions to Article V, Section 590 and the addition of sections 591 through 592.7 are shown in Blue.

ARTICLE V Application of Regulations

590.0 Temporary Residential Uses: Temporary residential uses are living quarters in a mobile and temporary dwelling that lacks a permanent foundation and/or does not meet the International Building Code. Temporary residential uses shall include recreational vehicles (RV's), motor homes, tents and other similar non-permanent living spaces. These uses may only be set up and used as housing **not to exceed (30) days in any calendar year, with a temporary residential use permit issued by the building dept.,** except when in an approved RV park or campground where they can be utilized for an unlimited period of time.

591.0 In cases where fire or natural disasters have occurred inside the municipal boundaries of Jefferson City, subject to the following restrictions:

591.1 A temporary residential use permit may be issued for a period of six months. The temporary residential use permit will only be approved with a valid building permit issued by the Jefferson City Building Department;

591.2 An additional six-month temporary use permit may be issued by the Jefferson City Building Department;

591.3 The temporary residential unit must be served by approved water, sewer and electric facilities;

591.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

591.5 Only one temporary residential use permit is allowed per parcel. Temporary Residential use permits shall not be issued for parcels which primary use are commercial, multi-family housing units or mobile home park.

591.6 Residential use of the temporary residential unit must be discontinued on the property upon the issuance of a certificate of occupancy or certificate of compliance for the principal dwelling unit.

592.0 In cases where the property owner desires to live on-site while the principal residence is being constructed or renovated, subject to the following restrictions:

592.1 A temporary residential use permit may be issued for a period of six months. The temporary residential use permit will only be approved with a valid building permit issued by the Jefferson City Building Department;

592.2 A building permit for the construction/renovation of the principal dwelling unit must be issued prior to a temporary use permit being issued. The building permit must remain valid in order for the temporary residential use permit to remain valid;

592.3 An additional six-month temporary residential use permit may be issued by the Jefferson City Building Department. A renewal shall not be granted if a valid building permit is not in effect;

592.4 Consistent with the International Building Code, as adopted by Jefferson City, the unit must meet all building separation standards;

592.5 The temporary residential unit must be served by approved water, sewer and electric facilities;

592.6 Only one temporary residential use permit is allowed per parcel. Temporary Residential use permits shall not be issued for parcels which primary use are commercial, multi-family housing units or mobile home park.

592.7 Residential use of the temporary residential unit must be discontinued on the property upon the issuance of a certificate of occupancy or certificate of compliance for the principal dwelling unit.