



## Land Use Designations

*Low Density Residential* -

Low Density Residential utilizing the City's current conventional and planned residential zoning districts. Residential densities of between 0.2 to 1.0 Dwelling Units Per Acre.

*Mixed Use* -

Provides for a mix of residential and non-residential land use (except Industrial). Proposals for mixed-use land use should incorporate a residential element. Proposals for mixed-use land use not incorporating a residential element may be considered within the context of an approved Planned Development only. Proposals for exclusive residential land use within Mixed Use designations are permitted. Planned residential densities of between 2.0 to 3.0 Dwelling Units Per Acre.

*Transitional* -

Provides for non-residential uses (except Industrial) within the context of an approved Planned Development only. New residential land use is not supported within the Transitional designation.

*Office/Institutional* -

Provides for conventional Office and Institutional Use Zoning.

*Commercial* -

Provides for conventional Commercial Use Zoning.

*Industrial* -

Provides for conventional Industrial Use Zoning.

*Land Use Transition Buffer* -

Mandated Performance Buffer required as a condition for conventional zoning request between incompatible zoning districts.

### PIPERTON, TENNESSEE LAND USE PLAN

APPROVED BY THE PLANNING COMMISSION: \_\_\_\_\_  
CERTIFIED TO BOARD OF MAYOR/COMMISSIONERS: \_\_\_\_\_

ASSEMBLED BY:  
**STEINBACH CONSULTING**  
URBAN PLANNING  
1101 GOLFWOOD DRIVE  
COLLETSVILLE, TN 38017

\* This Land Use Plan has been prepared by Steinbach Consulting for use by the City of Piperton. It is the property of Steinbach Consulting and shall remain confidential. It is not to be distributed, copied, or otherwise used without the written consent of Steinbach Consulting.