

**ARTICLE VI
USE REQUIREMENTS BY DISTRICTS**

601. A-1 General Agriculture District. It is the intent of this district to provide space for agriculture and agriculturally oriented uses and structures which provide an important part in the economy of Greene County, and at the same time provide space for residential development for an ever expanding population. It is the intent here to protect the physical and economic well-being of agriculture operations and to prevent the encroachment of urban and other incompatible land uses on farm lands. This district is intended to provide locations for urbanization which are compatible with agriculture uses and it is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts.

601.1 In order to achieve the intent of the A-1 General Agriculture District, the following uses are permitted:

- A. Farming uses, their accessory structures and farming related uses including roadside stands for the sale of farm produce provided they meet the setback requirements of this district.
- B. Detached single-family dwellings.
- C. Any use permitted in the R-1 Residential District.
- D. One or two mobile homes on a single lot, provided that if two mobile homes are located on one lot, each residence shall meet all lot and yard requirements for this district. However, up to three mobile homes may be permitted for tenant usage on large acreage farming enterprises.
- E. Churches and cemeteries.
- F. Crematory.
- G. Schools, both public and private.
- H. Golf courses, parks, playgrounds, marinas, and publicly owned recreational uses, provided that a site plan be approved for any recreational use that creates excessive noise, dust, or other nuisance. The site plan shall require a setback of the use of at least one thousand (1,000) feet from any property line and a landscape buffer or noise abatement structure enclosing the use.
- I. Public utility facilities necessary for public service.
- J. Customary home occupations.

K. Farm wineries provided that they are in conformity with and meet the provisions as outlined in Section 57-3-207 and 57-3-208, Tennessee Code Annotated.

L. Veterinary Clinics.

M. Sawmills, Feed Mills, General Stores, Farm Supply Stores, Barber and Beauty Shops, Restaurants and similar uses intended to serve rural farming communities.

N. Commercial nurseries, landscaping, tree trimming and lawn care services.

O. Livestock Yards.

P. Bed-and-Breakfast Inns, provided:

1. They are located on lots containing a minimum of one (1) acre.
2. There shall be no more than four (4) guest rooms.
3. There shall be no more than eight (8) registered adult guests at one time, and a current guest register must be kept by the owner (or manager).
4. The owner (or manager) must reside on the premises.
5. The serving of meals is limited to breakfast for registered guests only.
6. There shall be one (1) parking space for each guest room, plus two additional parking spaces.
7. A plan, approved by the planning commission, showing proposed ingress and egress to the parking area and landscaping used to screen the parking area from adjacent properties, and such other information as may be required by the planning commission.
8. Signs shall be limited to one (1) not to exceed six (6) square feet in size and which shall be mounted flush upon the building.

Q. Small Daycare Centers, subject to the following standards:

1. Shall serve a minimum of four (4) children and a maximum of sixteen (16).
2. The owner/operator shall reside on premise.

3. The center is licensed by the State of Tennessee.
 4. The center is located on an arterial or collector road as shown on the Greene County Zoning Map.
 5. The center is located on a lot of one acre or more.
 6. Signage, fencing, and buffering requirements shall be determined by the Greene County Regional Planning Commission as part of the site plan review.
- R. Small Woodworking Shops, provided:
1. One principal structure used for manufacturing not to exceed 16,000-sq. ft. in size.
 2. Accessory structures shall be permitted provided they are not used for manufacturing.
 3. Parking shall be gravel.
 4. Hours of operation shall be daylight hours.
 5. Design shall meet or exceed the minimum State requirements.
 6. Maximum number of employees shall not exceed three (3).

601.2. Business signs identifying commercial uses shall be required to meet the following criteria:

- A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.
- B. Such signs shall have no flashing, intermittent or moving illumination.
- C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.
- D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

601.3. Area Regulations. All buildings shall be set back from street or road right-of-way line and lot lines to comply with the following yard requirements.

A. Lot area -

Minimum required lot area for single-family detached structures.... 1/2 acre.

Minimum required lot area for small woodworking shops..... 30,000-sq. ft.

Minimum required lot area other uses subject to review by the Greene County Regional Planning Commission (GCRPC)

B. Lot width -

Minimum required lot width at building line for all uses other than single-family detached structures200 feet.

Minimum required lot width at building line for single-family detached structures100 feet

C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front yard for all buildings other than single-family detached structures and farm buildings 50 feet.

Minimum required front yard for small woodworking shops 50 feet.

Minimum required front yard for single-family detached structures and farm buildings:

If fronting along an arterial road50 feet.

For all other road classifications55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Rear yard -

Minimum required rear yard for small woodworking shops50 feet.

Minimum required rear yard for all buildings other than single-family detached structures and farm buildings.....50 feet.

Minimum required rear yard for single-family detached structures ...30 feet

E. Side yard -

Minimum required side yard at the building line for all structures other than single-family structures and farm buildings20 feet.

Minimum required side yard at the building line for
single-family structures and farm buildings12 feet.

Side Yard-Customary accessory buildings shall have a minimum front
yard setback of thirty (30) feet and shall not be located closer than five (5)
feet to any side or rear lot line.

602. A-2 Agriculture-Residential District. It is the intent of this district to provide
areas for low-density rural residential development where continuation of certain farm
uses are compatible with this development. The A-2 Agriculture-Residential District is
particularly intended for lower density development than the typical suburban residential
development, and yet is not meant to be a predominate agriculture area, although farming
may be carried on to a large extent as a supplementary activity. In some instances this
district may be applied where there is little likelihood that public water and sewer
systems will be available in the near future.

602.1 Within the A-2 Agriculture-Residential Districts the following uses are
permitted:

- A. Detached single-family dwellings.
- B. Public utilities - provided that plans for the utilities are submitted to and
approved by the planning commission.
- C. Customary general farming.
- D. Schools, both public and private; and churches, provided however, that:
 - 1. They shall be located on a lot containing not less than three acres.
 - 2. The buildings shall be placed not less than fifty feet from the side
and rear property lines.
 - 3. There shall be a planted buffer strip along the side and rear lot
lines.
 - 4. They are located on an arterial or collector street as shown on the
Zoning Map of Greene County, Tennessee.
- E. Customary incidental home occupations.

602.2 Area Regulations. All buildings shall be set back from street or road right-
of-way line and lot lines to comply with the following yard requirements.

- A. Lot area -