

5.22 A AGRICULTURAL ZONE

5.22.01 General Description

This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

5.22.02 Uses Permitted

- A. Houses and duplexes.
- B. Churches, schools, libraries and museums.
- C. Farming, including all types of agriculture and horticulture; commercial dairies; rabbit, goat and other animal or fish and minnow raising farms; egg-producing ranches and farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry; and hog and other feeding for commercial purposes.
- D. Garage apartments.
- E. Mobile homes, but not mobile home parks.
- F. Portable sawmills.
- G. Roadside stands.
- H. Signs as permitted by Section 3.90, "Signs, Billboards, and Other Advertising Structures", of this resolution.
- I. Public utilities, such as transmission lines, substations, railroad yard, lines and stations, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, temporary work camps or other governmental agency uses and buildings, temporary contractors' camps and buildings on public works projects, and other similar public service uses and buildings, and also such other buildings and structures, including fire stations, as are used by utility and sanitary districts in the performing of the services in which they are authorized to engage.
- J. Home occupation subject to Section 4.90, "Home Occupations".

- K. Uses customarily incidental to any of the above uses, including parking of not more than two commercial vehicles and/or trailers used by the residents in their home occupation.
- L. Demolition landfills less than one (1) acre in size subject to Article 4, "Supplementary Regulations", Section 4.80.01(A), "Demolition Landfills" (on site generated waste).
- M. Yard sales and rummage sales.
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
 - 1. The total lot area shall not be less than ten thousand (10,000) square feet.
 - 2. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.
 - 3. A fenced play area of not less than two thousand five hundred (2,500) square feet shall be provided. No portion of the fenced play area shall be closer than thirty-five (35) feet to any public right-of-way. The minimum height of the fence shall be four (4) feet.
 - 4. Off-street parking, as regulated in Section 3.50, "Off-Street Parking Requirements". In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the Department of Engineering and Public Works.

5.22.03 Uses Permitted On Review

- A. Aircraft landing fields, hangars and equipment.
 - 1. The general intent of this subsection is to insure the development of aircraft landing fields, hangars, equipment and local traffic patterns in Agricultural Zones, which will also afford some protection to residences in the area and which will hereby promote the public health, safety, morals and general welfare of the citizens of Knox County.

- a. Before a landing field can be located in an Agricultural Zone, plans for the run-ways, local traffic pattern, hangars and other incidental uses of the airport shall be submitted to the Planning Commission for approval.
 - b. Where airport landing fields and hangars are already established in the county, plans for the expansion of additional buildings, run-ways, hangars, or where local traffic pattern has been changed because of expansion, or where additional uses are added such as the sale of planes, flight schools, or eating establishments (except vending machines) shall be submitted to the Planning Commission for approval.
2. The Planning Commission shall have the power to authorize the issuance of a permit after the plans have been approved and certified by the Knox County Board of Commissioners, and before a permit can be issued by the Director of the Code Administration and Enforcement Department for an addition to an existing operation or the location of a new airport, if the Planning Commission finds that the conditions are such that the location or expansion will not:
 - a. Increase the hazard from planes flying over houses.
 - b. Diminish value of land and buildings throughout the surrounding area within one thousand feet (1,000) of the airport.
 - c. Increase the congestion or traffic hazards in the public streets and highways adjacent to the airport.
 - d. Otherwise impair the public health, safety, comfort, morals and general welfare of the inhabitants of Knox County.
3. Then the Planning Commission may impose such conditions as will lessen any injury to the character of the area and shall submit their recommendations to the Knox County Board of Commissioners.
4. Administration. The Planning Commission shall approve or disapprove the plans, and if approved, shall submit the plans to the Knox County Board of Commissioners who shall hold a public hearing thereon, the time and place of which shall be given by one publication in a newspaper of general circulation in the county (Annotated Code 13-404 and 13-405). Such notice shall state the place at which the text and maps as certified by the Planning Commission may be examined.

- B. Sanitary landfill subject to meeting all requirements set forth in Section 4.70, "Sanitary Landfills", and 6.50, "Procedure for Authorizing Uses Permitted on Review", of these regulations.
- C. Boat liveries, subject to the standards of Section 4.30, "Standards for Marina and Boat Livery Development", of these regulations.
- D. Cemeteries.
- E. Dog kennels.
- F. Golf courses and public, private, and commercial golf driving ranges.
- G. Indoor storage.
- H. Livery stables.
- I. Lodging and boarding houses.
- J. Rifle ranges.
- K. The following uses may be permitted provided that, no such use shall be located nearer than three hundred (300) feet to a public park, school, church, hospital, sanitarium, residential zone or land subdivided and restricted to residential uses, except as otherwise provided in Section 4.50, Standards for Mining and Mineral Extraction", of these regulations.
 - 1. Mining and mineral extraction subject to all requirements set forth in Section 4.10, Supplementary Regulations Applying to a Specific, to Several, or to All Zones", and Section 4.50, Standards for Mining and Mineral Extraction", of these regulations.
- L. Demolition landfills, off-site, subject to Article 4, "Supplementary Regulations", Section 4.80.01(B), "Demolition Landfills", (off-site generated waste).
- M. Veterinary clinics and animal hospitals meeting the following standards:
 - 1. No animals shall be kept outdoors within one hundred (100) feet of any residence other than that of the owner or user of the property.

2. The applicant shall demonstrate that the use of the property will not create nuisance conditions for adjoining properties due to noise, odor, or lack of adequate sanitation.
- N. Group day care homes, if the provider does not live on site, provided they meet the requirements of Article 4.91, "Requirements for Child Day Care Centers and Group Day Care Homes, When Considered as Uses Permitted on Review", and child day care centers, provided they meet the requirements of Article 4.91, "Requirements for Child Day Care Centers and Group Day Care Homes, When Considered as Uses Permitted on Review".
 - O. Public parks and playgrounds and public, private and commercial sports playing fields.
 - P. Commercial mulching operation, consistent with the requirements of Sections 4.10.14 through 4.10.19, "Development Standards for Uses Permitted on Review", 4.96, "Standards for the Use-on-Review Approval of Commercial Mulching Operations", and 6.50. "Procedure for Authorizing Uses Permitted on Review", of these regulations.
 - Q. Composting facility, consistent with the requirements of Sections 4.10.14 through 4.10.19, "Development Standards for Uses Permitted on Review", 4.95, "Standards for the Use-on-Review Approval of Solid Waste Processing Facilities", and 6.50, "Procedure for Authorizing Uses Permitted on Review", of these regulations.
 - R. Marinas, subject to the standards of Section 4.30, Standards for Marina and Boat Livery Development, of these regulations.
 - S. Commercial telecommunications towers.
 - T. Outdoor paintball ranges, subject to the requirements of Article 4, "Supplementary Regulations", Section 4.97, "Standards for the Approval of Indoor and Outdoor Paintball Ranges".
 - U. Adult day care centers, provided they meet the requirements of Section 4.98, "Requirements for Adult Day Care Centers, when Considered as Uses Permitted on Review".

- V. Storage of school buses under contract to a public or private school system. See Article 3, “General Provisions”, Section 3.54, “Storage of School Buses” for facility development criteria.

- W. Retail sales of agricultural products grown on site, or acquired elsewhere and then maintained on the site, subject to the following restrictions:
 - 1. There shall be a minimum lot area of ten (10) acres.
 - 2. Sales area and related facilities, including parking area shall not occupy more than four (4) acres of the property. The sales area shall be subordinate and incidental in scope and size to the principal agricultural use of the property.
 - a. “Sales area” is defined as the area where the purchase of agricultural products takes place and where certain fertilizer, herbicides, fungicides, irrigation equipment and landscape supplies are stored or displayed.
 - b. “Related facilities” is defined as non-connected buildings, sheds, coverings or awnings used for storage of equipment or material that is used in the business. Greenhouses are not considered related facilities.
 - 3. The majority of retail inventory must be grown on site. Items for sale must be limited to those produced through farming as described under 5.22.02 (C) above; nursery products such as trees, shrubs, flowers, bedding plants, and other plant stock; and mulch, compost, fertilizer, irrigation equipment, herbicides, fungicides and other landscape materials, not produced on site.
 - 4. The retail sales area shall be open to the public only between 7:00 AM and 9:00 PM.
 - 5. Any proposed signage shall comply with Section 3.90.06, “Agricultural Zones”, of these regulations and shall be approved with the site plan.
 - 6. The retail operation shall be screened from adjoining property by a landscaping screen, provided that the Planning Commission finds that the screening is necessary to protect adjoining properties from visual and noise impacts of the sales area.
 - 7. The retail sales area, including the building layout, parking area, and signage, shall be designed to minimize its impact on the character of the surrounding area.

5.22.04 Area Regulations

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

A. Front Yard

1. For dwellings the minimum depth of the front yard shall be forty (40) feet and in no case shall an accessory building, other than accessory farm buildings, be located between the principal structure and the street.
2. Churches and other main and accessory buildings, other than dwellings, shall have a front yard setback of fifty (50) feet.

B. Side Yard

1. For single story dwellings, located on interior lots, side yards shall be not less than ten (10) feet in width.
2. For unattached buildings of accessory use there shall be a side yard of not less than ten (10) feet provided, however, that unattached one-story buildings of accessory use shall not be required to set back more than eight (8) feet from an interior side lot line when all parts of the accessory building are located more than ninety (90) feet behind the front property line.
3. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than thirty-five (35) feet.

C. Rear Yard

1. For main buildings, other than garage apartments, there shall be a rear yard of not less than thirty-five (35) feet.
2. A garage apartment may be located in the rear yard of another dwelling, but shall not be located closer than fifteen (15) feet to the rear lot line. Unattached buildings of accessory use shall not be located closer to any rear lot line than eight (8) feet.

D. Lot Width

No lot shall be less than one hundred (100) feet wide at the building line.

E. Intensity of Use

1. For residential development, there shall be a lot area of not less than one (1) acre per dwelling, as follows:
 - a. For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre.
 - b. For each duplex, and buildings accessory thereto, there shall be a minimum lot area of not less than two (2) acres.
 - c. For each multi-dwelling development, and buildings accessory thereto, up to two (2) dwelling units (two (2) houses or a house with a garage apartment) may be located on a recorded lot that is two (2) acres or more.
2. For uses other than residential development, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in Section 3.50, "Off-Street Parking Requirements", of these regulations; provided, however, that the lot area for a church shall not be less than one (1) acre.

- F. Maximum Lot Coverage
Main and accessory buildings shall cover not more than thirty (30) percent of the lot area.

5.22.05 Height Regulations
No main building shall exceed three (3) stories or thirty-five (35) feet in height. Accessory buildings shall not exceed eighteen (18) feet in height; provided, however, the eighteen (18) feet height limitation may be exceeded to conform the pitch of the accessory building roof to the pitch of the roof of the principal use. In no case shall the bottom chord of the roof truss or the bottom of the ceiling joist of an accessory building exceed eighteen (18) feet in height.

5.22.06 Off-Street Parking
As regulated in Section 3.50, "Off-Street Parking Requirements", of these regulations.