

**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 1,600-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).

S. Solar panel farms, provided:

1. Buffer Zones shall be:
  - (a) A minimum of fifty feet in width as measured from the exterior of the fence surrounding a solar farm;
  - (b) Maintained as green space for the entire width of the buffer zone, except for necessary intrusions for vehicular or power access, fencing, or drainage structures required elsewhere in these regulations;
  - (c) Used to preserve, where possible and practical, existing trees located in the buffer zone, provided that doing so will not block reasonable access for the solar farm.
2. Solar Farm Buffer Strips. Solar farm buffer strips shall:
  - (a) Be located outside required fencing.

(b) Be planted with evergreen shrubs and/or trees that are at a minimum of six feet in height at the time of planting and are staggered ten (10) feet on center.

(c) The applicant may request credit or a waiver of buffer planting requirements if existing vegetation exists that meets the buffer planting standard.

(d) Be maintained even if the solar farm is no longer operational and/or falls into disuse, unless and until the solar farm is dismantled and removed from the parcel(s) upon which it was constructed.

(e) Required where the solar farm fencing would be visible off-site.

(f) Be required where lease lines overlay exterior property lines, provided that separate tax parcels under the same ownership are considered one property for the purposes of this sub section.

(g) Not be required within the interior of a solar farm development where areas leased from different property owners abut one another.

(h) Be shown on plans submitted to and approved by the Enforcing Officer, who shall approve the design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance.

3. Setbacks. Setback requirements to the lease/property line for any building or solar array shall be a minimum of fifty feet, except that the setback from any Residential Dwelling existing at the time of approval of the solar panel farm shall be three hundred (300) feet from the corner of the residential dwelling to the closest solar array. Residential Dwelling shall mean a permanent, not temporary, improvement used for residential purposes.

4. Fencing. All solar farms shall be enclosed with a fence measuring a minimum of six (6) feet in height that is topped with at least three strands of barbed wire that shall be maintained in good condition to the satisfaction of the Enforcing Officer.

5. Land Development. Unless a variance is granted by the board of zoning appeals, the following requirements must be met.

(a) Pre-development drainage patterns shall be maintained so that post development surface water run-off does not exceed pre-development surface water run-off for a 25 year storm event.

(b) Soil shall be retained on-site through the appropriate use of silt fencing, straw bales, or other effective manner.

(c) The area of the solar farm located to the interior of the buffer zone shall be maintained in a grassed condition, with the exception of access driveways, building pads, utility facilities and necessary equipment supports.

(d) Grassed areas within the solar array shall be maintained in accordance with established and recommended procedures for maintaining hay crop and pasture weed management as recommended by the University of Tennessee Extension Service.

6. Glare. Glare studies shall be as required by state and/or federal regulations.

7. Additional Requirements. The following information shall be submitted to the Enforcing Officer prior to construction of the site. Proof that:

(a) The project has been approved by the utility, all applicable interconnection procedures necessary to deliver electricity to the local utility have been completed, as well as an executed interconnection agreement.

(b) The lease for the project contains wording to the effect that, at the end of the lease period or if the solar farm is no longer operational for a period of twelve consecutive months and the lessee or the landowner does not, within such twelve month period commence a good faith effort to make such solar farm operational, the solar farm shall be deconstructed within twelve months thereafter, and the land returned to the owner in substantially the same condition as prior to development.

(c) The property owner is ultimately responsible for the removal of the solar farm array. (Entirety of Section 601.1S added 7/20/15).

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.... ½ 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 structures .....200 feet.

Minimum required lot width at building line for single-family detached structures .....100 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 road .....50 feet.

For all other road classifications .....55 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 shops .....50 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 buildings.....20 feet.

Minimum required side yard at the building line for single-family structures and farm buildings .....12 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.