

ARTICLE III - Zoning Districts

ANY USE NOT PERMITTED IS PROHIBITED

(A-1) Agricultural District

Section 301

301.1 - Intent and Purpose

This Zoning District is comprised of land having a predominately rural character. It is the intent of the regulations of this District to discourage the subdivision of land, which is better suited to agricultural usage, into urban-type development, which requires increased public services, such as schools, fire protection, waste disposal, etc. If the property is to be used for any purpose other than uses listed under Section 301.2 Permitted Uses, it will be necessary to rezone the property to the appropriate district.

301.2 – Permitted Uses

- (a) Agricultures, excluding feedlots, pig feed lots and commercial poultry houses, as defined in the definition section.
- (b) Single family residences, including single-wide mobile homes and manufactured homes
- (c) Accessory uses
- (d) Public uses and unmanned utility substations and utility facilities necessary for the provision of public service
- (e) Places of worship
- (f) Family and private cemeteries. (Site plan, public hearing and approval required by the Board of Zoning Appeals)
- (g) Home occupations
- (h) Rural business
- (I) Communication towers (Site plan and approval required by the Board of Zoning Appeals)
- (j) Pet cemeteries (Site plan and approval required by the Board of Zoning Appeals)
- (k) Privately operated airport facilities on a minimum lot of 20 acres
- (l) Fisheries and related activities and services
- (m) Forestry activities and related services
- (n) Outdoor advertising (no portion of the sign shall be more than fifty (50) feet in height, the face of the sign shall not be larger than 672 square feet as measured on one side. The sign shall not have any more than two sides. No digital, movement, flashing, rotating or rolling or video messages/advertisements are permitted. No variance shall be permitted.

Section 2: Said billboards shall be located within two hundred (200) linear feet of either side of an interstate highway right of way.

301.3 – Feedlots:

All feedlots are restricted to the following number of animal units:
(Additional animals must be approved by the Roane County Planning Commission)

- (a) Slaughter and feeder cattle 200
- (b) Mature dairy cattle 200
- (c) Swine 500
- (d) Sheep or lambs 2000
- (e) Horses 100
- (f) Turkeys 11,000
- (g) Ducks 1,000
- (h) Laying hens or broilers 20,000 (for facilities with continuous overflow watering)
- (i) Laying hens or broilers 6,000 (for facilities with liquid manure systems)

301.4 - Area Regulations

- (a) Minimum Lot Area: **One (1) acre**
- (b) Minimum Frontage: **75 feet** (measured at the front property line)
Minimum Lot Width: **100 feet**

Setbacks for Primary Structures:

- Front 30 ft.** (from road right-of way line, front property line.)
- Side 10 ft.**
- Rear 10 ft.**

Setbacks for Accessory Structures:

- Front 30 ft.** (from road right-of way line, front property line.)
- Side 5 ft.**
- Rear 5 ft.**

Maximum building height for residential is **35 ft (Unless sprinkled)**

Other Structures: 48 ft. excluding silos, barns, windmills, communication towers, utility facilities, and church steeples.