

## 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 Washington 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 farmlands. 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:

601.1.1. 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.

601.1.2. General stores, restaurants, feed mills, farm supply stores, greenhouses and commercial nurseries.

601.1.3. Service stations provided that:

(1) There shall be a building setback a distance of at least forty (40) feet from all street right-of-way lines, except for canopies designed to cover the gasoline pump islands.

(2) Gasoline pumps shall not be located closer than twenty (20) feet to any street right-of-way line.

601.1.4. Detached single family dwellings.

601.1.5. Two family and multi-family dwellings.

601.1.6. Mobile homes will be allowed on individual lots only. However, three mobile homes will be permitted for tenant usage on large acreage farming enterprises.

601.1.7. Churches and cemeteries.

601.1.8 Schools both public and private.

601.1.9. Golf courses, parks, playgrounds, marinas, and recreational uses.

601.1.10. Public utility facilities necessary for public service.

601.1.11. Bed and Breakfast Facilities provided that:

601.1.11.1. The owner (or manager) must reside on premise and maintain a current guest register limiting registered guests to a maximum stay of fourteen (14) days.

601.1.11.2. Meals for compensation shall be limited to breakfast for registered guests.

601.1.11.3. There shall be only one (1) sign not to exceed six (6) square feet in size affixed to the building.

601.1.11.4. The house shall have a minimum lot size of one acre.

601.1.11.5. There shall be one (1) parking space for each guest room plus two additional parking spaces. The parking spaces shall be buffered for adjoining residential land uses.

601.1.12. Customary, incidental, home occupations conducted within the principal building provided there is no external evidence of such occupation except announcement or professional sign attached to the principal building not more than two square feet in area, that only one person not a resident of the premises is employed, and that no more than 25 percent of the total floor area of any dwelling unit is in such use.

The following additional standards shall apply to beauty shops as a customary home occupation:

601.1.12.1 There shall be no employees other than the owner.

601.1.12.2. There shall be a limited line of hair care products.

601.1.12.3. Proper professional and business licenses must be presented.

601.1.12.4. There shall be no external evidence of the beauty shop except for the sign attached to the principal building not more than two (2) square feet in area.

601.1.12.5. The zoning administrator shall make an on-site inspection and issue a certificate of occupancy.

601.1.13. 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.

601.1.14. Customary Accessory Buildings for residential uses provided the structure is located in the rear yard and not closer than 12 feet to any lot line.

601.1.15. Animal hospital, veterinary offices, and rifle ranges if structures enclosing them limit sound emitted through exterior walls or structures to 60 decibels.

601.1.16. The personal use of airplanes subject to site plan review by the planning commission, and the following requirements:

601.1.16.1. Must have the required FAA permits and licenses.

601.1.16.2. The use must be personal only, with no commercial use for fee or barter for lessons, skydiving, etc.

601.1.17. Family Day-Care Center. Subject to the following standards:

601.1.17.1. Family Day-Care Centers shall consist of a minimum of four (4) children with a maximum of eight (8).

601.1.17.2. The owner/operator shall live on premise.

601.1.17.3. The center is licensed by the State of Tennessee.

601.1.17.4. They shall be limited to arterial or collector roads.

601.1.17.5. Lot area: One (1) acre minimum.

601.1.17.6. Signage to be determined by WCRPC.

601.1.17.7. Fencing and buffering to be determined by WCRPC.

601.1.17.8. Planning Commission shall review site plan to determine neighborhood compatibility with the proposed Family Day-Care Center.

601.1.18. Small Day-Care Center. Subject to the following standards:

601.1.18.1. They shall be limited to sixteen (16) children.

601.1.18.2. The owner/operator shall live on premise.

601.1.18.3. The center is licensed by the State of Tennessee.

601.1.18.4. They shall be limited to arterial or collector roads.

601.1.18.5. Lot area: two (2) acre minimum.

601.1.18.6. Signage to be determined by WCRPC.

601.1.18.7. Fencing and buffering to be determined by WCRPC.

601.1.18.8. Planning Commission review of site plan to determine neighborhood compatibility with the proposed Family

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

601.2.1. Lot area

Minimum required lot area except for single family detached residential structures.....43,560 sq. ft.

Minimum required lot area for single family detached structures  
With public sewer .....15,000 sq. ft.  
With public water & private sewer ( Septic System).....21,780 sq. ft.  
With no public water or sewer..... 43,560 sq. ft.

Minimum required lot area for two family and multi-family residential

Structure

- First unit with public water..... 43,560 sq. ft.
- Second & additional units with public water..... 15,000 sq. ft.
- Second & additional units with public water & sewer..... 8,700 sq. ft.

601.2.2. Lot Width

Minimum required lot width at building line for all except single family detached structures ..... 150 ft.

Minimum required lot width at building line for single family detached structures..... 100 ft.

601.2.3. Front Yard

Minimum required front yard for all buildings except single family detached structures..... 50 ft.

Minimum required front yard for single family detached structures 30 ft.

601.2.4. Rear Yard

The minimum required rear yard for all buildings except single family detached structures ..... 50 ft.

Minimum required rear yard for single family detached structures ..... 30 ft.

601.2.5. Side Yard

Minimum required side yard at the building line for all structures except single family structures..... 50 ft.

Minimum required side yard at the building line for single family detached structures..... 12 ft.

Uses Permitted Upon Review:

Small Agriculture-Based Food Processing Facilities are permitted on condition that:  
(Adopted 3/28/05)

1. Lot area: 10 acres minimum.
2. They shall be limited to 8 employees, to include the owners/operators.
3. The total square footage of the principal structure shall not exceed 6,000 square feet and shall be one-level.
4. Accessory structures shall be located in the rear of the property and not closer than 50 feet to any lot line. Accessory structures shall not exceed 20 percent of the total square footage of the principal structure.
5. The maximum height at the peak of any structure shall be 24 feet.

6. They shall be limited to arterial or collector roads.
7. Fencing and buffering to be determined by Planning Commission.
8. Signage to be determined by Planning Commission.
9. Planning Commission review and approval of site plan to determine neighborhood compatibility with the proposed small agriculture-based food processing facility.
10. A site plan shall contain and be subject to the following general provisions:

1. General Provisions

- a. All site plans shall be prepared and certified by a licensed engineer, landscape architect, architect, and/or surveyor as may be appropriate, and in accordance with state law regarding the practice of these professions. Drawings shall be at a scale of not less than 1" = 20' for small tracts and 1" = 50' for large tracts.
- b. All site plans shall show:
  - i. Topography of existing and finished grades.
  - ii. Location of all land subject to flooding; including a flood zone certification stating zone, community number, panel number and date.
  - iii. Dimensions and calls of all property lines.
  - iv. North point, scale, acreage of site, and location map.
  - v. Location of all existing and proposed structures (including signs), street rights-of-way, sidewalks, easements, and covenants.
  - vi. Dimensions of all existing and proposed structures.
  - vii. Plans for vehicular and pedestrian circulation, utilities, solid waste disposal, landscaping and open space, buffer strips, signs, off-street parking, and storm water drainage.

2. Buffer Strip

A buffer strip shall be required on any site plan adjacent to residential properties. A buffer strip shall be composed of plant material to provide an obscuring screen consisting of shrubs spaced not more than five feet apart that will grow to at least five feet in width and six feet in height after one full growing season. Buffer strips shall be a minimum of ten feet in width and shall be landscaped with trees, shrubs, grass and in a manner as specified by the Zoning Administrator. Other material or method of screening than that outlined above may be approved by the planning commission.

3. Signs

Sign size and placement shall be governed by the provisions of Article V, Section 510.

4. Off-Street Parking and Access

The off-street parking; off-street loading and unloading; vision clearance; design, construction and maintenance of off-street parking and unloading; access control; points

of ingress/egress, and driveways shall be developed in accordance with the provisions of Article V, Sections 502, 503, 504, 505, and 506.

5. Waste Disposal

All waste disposal facilities are to be located to the rear of the development and shall be screened by fencing, walls, or evergreen plant materials in such a way that they are not visible from any public street or adjoining properties. Waste disposal shall meet the requirements of the Tennessee Department of Environment and Conservation.

6. Mechanical Equipment

All ground mounted mechanical equipment shall be screened from view from an arterial street by the use of walls, fences, or landscaping. All roof mounted mechanical equipment shall be properly screened to minimize visual impact, where such screening will be effective. Where screening will not be effective, the color of the equipment shall be the same as the building.

7. Service, Loading, and Equipment Storage Areas

Service areas, including storage, special equipment, maintenance, and loading areas, shall be screened with landscaping and/or architectural so as not to be visible from an arterial street. Refuse collection areas shall be visually screened with a solid perimeter wall consisting of materials and colors compatible with those of the adjacent structure and shall be roofed if the contents are visible from an arterial street.

8. Outdoor Storage and Sales of Merchandise

- a. Outdoor storage shall only be permitted as an accessory use and shall be located behind the front building line and outside any required setback from an arterial street.
- b. Outdoor sales of merchandise shall be permitted as an accessory use and shall be located outside the required front yard setback and any required setback from an arterial street.

9. Utility Lines

All new utility lines and service lines shall be placed underground, including, but not limited to, electric, telephone, and cable. Electric power lines in excess of 100 amp, 3 phase, 2500 KVA may be placed aboveground.

10. Lighting

Direct light and glare from lights can be both a hazard and a nuisance to drivers and neighboring residential development. Exterior lighting shall not emit any light above a horizontal plane. Searchlights, laser source lights, or any similar high intensity light for advertising purposes shall be prohibited.

11. Stormwater Drainage

A certified plan for stormwater drainage shall be included with the site plan, which identifies all easements, drainage structures, including sizes/capacities, and other pertinent information concerning the assumptions upon which the plan is based. The estimated stormwater runoff based on a ten year storm shall be calculated for pre-development and post-development. The amount of runoff shall not be increased, and

shall be accommodated on site. A Notice of Intent and Notice of Coverage may be required to be submitted and approved by the Tennessee Department of Environment and Conservation (TDEC) prior to planning commission approval and issuance of a building permit.

12. Expiration of Approved Site Plans

Approval of a site plan shall expire six (6) months after the date of its approval unless a building permit has been issued and substantial progress has been made toward completion of the project.