

**603. A-3 Agriculture - Business District.** It is the intent of this district to provide areas for businesses that locate in rural areas. This district is designed for businesses that would normally locate near agriculture activities, natural resources, etc., associated with rural areas.

603.1. Within the A-3 Agriculture-Business District of Washington County, the following uses are permitted.

603.1.1. Any use permitted in the A-1 Agricultural District.

603.1.2. Animal hospitals, veterinarian offices, are permitted subject to the provision that all structures including runways are setback 150 feet from all property lines except if they abut a M-2 district. Shooting ranges are permitted subject to the provision that all structures including ranges are setback 250 feet from all property lines except if they abut a M-2 district.

603.1.3. Commercial livestock markets, slaughterhouses, sawmills, recreational vehicle parks, airports, and similar uses provided that there shall be a planted buffer strip along side and rear lot lines.

603.1.4. Dog Kennels provided they have fifty foot setbacks and buffer strips alongside and rear property lines. The dogs must be kept inside a fenced area which can completely contain the dogs. Dogs may not be outside the fenced area unless they are under the control of a representative of the kennel. The containment fence must not be within 500 feet of a residence.

603.1.5. Outdoor Recreation Facilities. These facilities apply to the following recreational activities:

- (a) Amusement Parks
- (b) Sports Arenas
- (c) Racetracks

The following minimum standards for Outdoor Recreational Facilities shall be observed:

- i. A site plan shall be submitted to the Planning Commission for review and approval;
- ii. The minimum site shall be twenty-five (25) acres;
- iii. The minimum setback of all structures from all public roads shall be one hundred (100) feet;
- iv. Such facility shall be situated so that no residential use is located closer than five hundred (500) feet from the building entrance of the principal use at the time of approval;
- v. Off-street parking shall be provided at a minimum of one (1) space for each four (4) patrons or seats. For those facilities which are not utilized on a regular and frequent basis, parking may be provided on adjacent parcels of land provided further that any parcel so used is located no more than five hundred (500) feet from the lot boundary;
- vi. Any lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property;
- vii. Accessory uses may be permitted in conjunction with the principal use of the property provided that such uses are physically designed as a part of or within the principal structure. Such uses may include food sales, beverage sales, gift or souvenir shops, and similar activities;

- viii. Accessory structures may be permitted which are incidental and subordinate to the principal structure. Such structures shall be in conformity with the current requirements for accessory structures as per the Washington County Zoning Resolution.

603.1.6. Paint Ball Fields. The following minimum standards for Paint Ball Fields shall be observed:

- i. A site plan shall be submitted to the Planning Commission for review and approval;
- ii. The minimum site shall be ten (10) acres;
- iii. The minimum setback of all structures from all public roads shall be one hundred (100) feet;
- iv. Such facility shall be situated so that no residential use is located closer than five hundred (500) feet from the building entrance of the principal use at the time of approval;
- v. Location of any permanent structures on the site and designation of areas for playing, staging, tune-up, and spectators. This shall include the proper storage, maintenance and use of CO2 and other compressed air fuel stations based on standards adopted by the Tennessee Department of Transportation;
- vi. Landscaping in accordance with Appendix A, *Landscape Manual*.
- vii. Off-street parking shall be provided at a minimum of one (1) space for each four (4) patrons or seats. For those facilities which are not utilized on a regular and frequent basis, parking may be provided on adjacent parcels of land provided further that any parcel so used is located no more than five hundred (500) feet from the lot boundary;
- viii. Any lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property;
- ix. Procedures needed for the safety and protection of participants, employees and spectators, including a description of any safety equipment that will be required to be worn by participants, employees and spectators;
- x. Number of employees per workday shift which shall be a minimum of one (1) employee for every fifteen (15) participants;
- xi. Description of the type of paintball guns that will be allowed to be used on the paintball range;
- xii. Accessory uses may be permitted in conjunction with the principal use of the property provided that such uses are physically designed as a part of or within the principal structure. Such uses may include food sales, beverage sales, gift or souvenir shops, and similar activities;

Accessory structures may be permitted which are incidental and subordinate to the principal structure. Such structures shall be in

conformity with the current requirements for accessory structures as per the Washington County Zoning Resolution.

603.1.7 Public Utilities

603.1.8 Adult Day Care and day care centers are permitted subject to the provision that such facilities are licensed by the State of Tennessee, located on a lot with a minimum area of three (3) acres, and new construction or additions require site plan approval by the Planning Commission.

603.1.9 Traumatic Brain Injury Residential Homes licensed by the State of Tennessee.

603.1.10 Addiction Recovery Residential Homes licensed by the State of Tennessee.

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

603.2.1. Lot Area

The minimum required lot area shall be five (5) acres.

603.2.2. Front yard

All buildings shall be setback thirty feet from the street right-of-way line.

603.2.3. Side and Rear Yards

Side and rear yard setbacks shall not be less than fifty (50) feet.

603.3. Uses Permitted on Review. Within the A-3 Agriculture-Business District of Washington County, the following uses permitted on review are permitted.

603.3.1. Uses permitted on review are intended to include feedlots (concentrated animal feeding operations, CAFOs), animal feeding operations (AFOs) dairy farms, and egg production operations covered under provisions of Sections 48-18-101 through 48-18-104, Tennessee Code, where animals are tightly confined in buildings or outdoor pens, including facilities for the processing, packaging, or treatment of agricultural products.

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

603.3.2. Lot Area

The minimum required lot area shall be twenty five (25) acres.

603.3.3. Minimum Setbacks

All buildings, fenced lots, yards, corrals or other area where livestock are confined primarily for the purposes of feeding, growing, raising, or birthing prior to slaughter is set back as follows.

- a. A minimum of one thousand (1000) feet from any existing residence.
- b. A minimum of five hundred (500) feet from any property boundary.
- c. A minimum of two hundred fifty (250) feet from any public right-of-way.
- d. A minimum of five hundred (500) feet from any other well that supplies water for human consumption.

603.3.4. Special Conditions. These provisions are adopted pursuant to Title 44, Chapter 18, "Feedlots, Dairy Farms and Egg Production Houses," of the Tennessee Code. The following supplementary regulations shall be required.

603.3.5. The location of such activity shall be in an area anticipated to remain sparsely developed during the length of time the use as an egg production house, dairy farm, feedlot, concentrated animal feeding operation, and animal feeding operation is to continue.

603.3.6. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.

603.3.7. No permit shall be issued until a site plan and other documents submitted with an application are reviewed and approved by the Washington County Planning Commission. The site plan and documents shall indicate the following:

- a. Existing contours of the site and up to one hundred (100) feet beyond the site boundary. Contour intervals shall be at two (2) feet intervals.
- b. Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site.
- c. Proposed method and location of drainage of all animal pens.
- d. Proposed fencing for the site.

603.3.8. Any facility to be constructed shall submit a groundwater protection plan with the application required, hereunder. Such plan shall address:

- a. Decreased water quality from erosion and runoff; and
- b. Surface and groundwater contamination from animal waste.

603.3.9. A plan for disposal of waste, including manure, litter and dead animals, shall accompany the application required, herein under.

603.3.10. A plan for odor control to include evidence developed from operations similar to the one being proposed shall accompany the application required, herein under.

603.3.11. All feedlots, dairy farms, egg production houses, concentrated animal feeding operations and animal feeding operations shall comply with the State of Tennessee Strategy For Animal Feeding Operations. This State of Tennessee Strategy For Animal Feeding Operations is developed and implemented pursuant to the authority of the

Tennessee Water Quality Act of 1977, the Tennessee Solid Waste Disposal Act, the United States Environmental Protection Agency's National Pollutant Discharge Elimination System (NPDES) program delegation, the Tennessee Right to Farm Act and the duties and powers of the Commissioner of the Tennessee Department of Environment and Conservation (TDEC) and the Commissioner of the Tennessee Department of Agriculture (TDA). The University of Tennessee Agricultural Extension Service will assist the Departments in technical guidance, education and training for the implementation of this Strategy. The purpose of the Strategy is to assure compliance with the above Acts, delegation, and powers; to encourage best management practices and to assure protection of public health, the environment and the waters of the state.

603.4. Commercial Boarding Stables and Riding Rings

603.5.1. Commercial Boarding Stables and Riding Rings subject to the following conditions:

- i. A site plan shall be submitted to the Planning Commission for review and approval;
- ii. The minimum site shall be ten (10) acres;
- iii. The minimum setback for all structures from all public roads shall be one hundred (100) feet;
- iv. The minimum setback of riding rings shall be one hundred (100) feet from all property lines;
- v. Landscaping in accordance with Appendix A, *Landscape Manual*
- vi. Any outside lighting shall be designed so that no direct light falls on adjacent agricultural or residential property.

(Amended 7/05)