

**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 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. 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. The parking requirements are governed by section 502. The parking spaces shall be buffered in accordance with Appendix A, *Landscape Manual*.

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:

601.1.12.2. 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. Accessory Buildings for: (1) residential uses provided the structure is located in the side or rear yard and not closer than 12 feet to any lot line; or (2) as principal structures provided the structure is located no closer than 30 feet to the front lot line and no closer than 12 feet to the rear and side lot lines.

601.1.15. Animal hospital, veterinary offices, medical offices and shooting ranges are allowed, but only if the structures enclosing them limit sound emitted through exterior walls or structures to 60 decibels or less.

601.1.16. Landing Strip. The personal use of aircrafts 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 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 to be determined by WCRPC.

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

601.1.19 Agritourism Activities.

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.

601.2.6. Porches, etc.

Porches, stairways, terraces steps and handicapped ramps as may be required or other similar features that are uncovered may project into a required rear yard setback, not more than ten (10) feet.

601.2.7. Entrance stairwells.

Steps or stairs handicapped ramps as may be required to a dwelling that is uncovered, may project ten (10) feet into the required front yard setback. This does not include any portion of the porch, stoop or main structure.

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 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 same requirements found in Section 512.B.