

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 District, the following uses are permitted:

602.1.1. Single family residences.

602.1.2. Public utilities, provided that plans for the utilities are submitted to and approved by the planning commission.

602.1.3. Customary general farming.

602.1.4. Schools, both public and private; Animal hospital, veterinary offices, medical offices.

602.1.4.1 Any of these uses to be located in the A-2 Agriculture residential district shall be located on a lot containing not less than three acres;

602.1.4.2. The buildings shall be placed not less than fifty feet from the side and rear property lines.

601.1.4.3. Landscaping shall be provided in accordance with Appendix A, *Landscape Manual*.

601.1.4.4. They are located on a arterial or collector street as shown on the zoning map of Washington County, Tennessee.

602.1.5. Customary incidental home occupations.

602.1.6 Commercial Boarding Stables and Riding Rings.

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

602.2.1. Lot Area

Minimum required lot area for all uses except single family structures and public utilities 3 acres

Minimum required lot area for single family structures 1 acre

Minimum required lot area for public utilities as approved by the planning commission

602.2.2. Lot Width

Minimum required lot width at the building line 125 feet

602.2.3. Front Yard

Minimum required front yard at the building line 30 feet

602.2.4. Rear Yard

Minimum required rear yard at the building line 30 feet

602.2.5. Side Yard

Minimum required side yard at the building line..... 20 feet