

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 Greene 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 farm lands. 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:

- A. 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.
- B. Detached single-family dwellings.
- C. Any use permitted in the R-1 Residential District.
- D. One or two mobile homes on a single lot, provided that if two mobile homes are located on one lot, each residence shall meet all lot and yard requirements for this district. However, up to three mobile homes may be permitted for tenant usage on large acreage farming enterprises.
- E. Churches and cemeteries.
- F. Crematory.
- G. Schools, both public and private.
- H. Golf courses, parks, playgrounds, marinas, and publicly owned recreational uses, provided that a site plan be approved for any recreational use that creates excessive noise, dust, or other nuisance. The site plan shall require a setback of the use of at least one thousand (1,000) feet from any property line and a landscape buffer or noise abatement structure enclosing the use.
- I. Public utility facilities necessary for public service.
- J. Customary home occupations.

K. 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.

L. Veterinary Clinics.

M. Sawmills, Feed Mills, General Stores, Farm Supply Stores, Barber and Beauty Shops, Restaurants and similar uses intended to serve rural farming communities.

N. Commercial nurseries, landscaping, tree trimming and lawn care services.

O. Livestock Yards.

P. Bed-and-Breakfast Inns, provided:

1. They are located on lots containing a minimum of one (1) acre.

2. There shall be no more than four (4) guest rooms.

3. There shall be no more than eight (8) registered adult guests at one time, and a current guest register must be kept by the owner (or manager).

4. The owner (or manager) must reside on the premises.

5. The serving of meals is limited to breakfast for registered guests only.

6. There shall be one (1) parking space for each guest room, plus two additional parking spaces.

7. A plan, approved by the planning commission, showing proposed ingress and egress to the parking area and landscaping used to screen the parking area from adjacent properties, and such other information as may be required by the planning commission.

8. Signs shall be limited to one (1) not to exceed six (6) square feet in size and which shall be mounted flush upon the building.

Q. Small Daycare Centers, subject to the following standards:

1. Shall serve a minimum of four (4) children and a maximum of sixteen (16).

2. The owner/operator shall reside on premise.
3. The center is licensed by the State of Tennessee.
4. The center is located on an arterial or collector road as shown on the Greene County Zoning Map.
5. The center is located on a lot of one acre or more.
6. Signage, fencing, and buffering requirements shall be determined by the Greene County Regional Planning Commission as part of the site plan review.

R. Small Woodworking Shops, provided:

1. One principal structure used for manufacturing not to exceed 1,600-sq. ft. in size.
2. Accessory structures shall be permitted provided they are not used for manufacturing.
3. Parking shall be gravel.
4. Hours of operation shall be daylight hours.
5. Design shall meet or exceed the minimum State requirements.
6. Maximum number of employees shall not exceed three (3).

S. Tiny homes, as defined in 256 B, provided:

1. Units must meet the minimum size requirements of the International Building Code that is in place at the time of construction.
2. Those units built on-site must meet the International Building Code in effect at the time of construction.
3. Out-of-county on frame tiny homes must be inspected by a Tennessee state licensed structural engineer throughout the building process. The engineer must provide all inspection reports to the Greene County Building Commissioner. A full set of plans must accompany each home. Plans must be stamped by a Tennessee state

licensed structural engineer. Plans must also show all anchoring information.

4. Site built homes, or manufactured tiny homes which have their wheels removed, must be situated on a permanent foundation with permanent connections to water, sewer/septic, and electric utilities.

5. Homes constructed in a manufacturing facility that retain their wheels shall provide underpinning, foundations and tie-downs per structural engineers requirements. (Added 7/17/17).

T. Campgrounds, provided:

1. They are five (5) acres or larger in size.

2. Site plans are submitted and approved by the Greene County Regional Planning Commission.

3. Buffers are provided as follows:

(a) A buffer area of at least fifty (50) feet in width shall be provided around the periphery of the campground.

(b) The outer twenty-five (25) of buffer area shall contain a landscape strip planted with evergreen trees, measuring a minimum of six (6) feet in height at the time of planting, and planted in a staggered pattern at a maximum distance of ten (10) feet on center.

(c) Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Enforcing Officer.

(d) Proposals for alternative buffering, such as solid fencing, may be submitted to the Building Commissioner for approval.

4. Access roads inside campgrounds, which shall be privately constructed and maintained, shall have a minimum of a four (4) inch rock base or asphalt.

5. Each site must have adequate parking, with a minimum of two (2) parking spaces per home site.

6. Setbacks for campsites are: at least of fifty (50) feet from exterior property lines, twenty (20) feet from access roads, and twenty (20) feet between camp sites.

7. Campgrounds cannot create excessive noise, dust, or any other type of nuisance, unless they meet the one thousand (1,000) foot setback requirement listed in Section 601.1 (H) of the Greene County Zoning Resolution.

8. Sanitation facilities must be provided that are adequate to meet the needs of the campground. Porta-Potty and/or subsurface sewage disposal systems shall comply with the requirements of the State of Tennessee, Water Resources, Division of Groundwater Protection Office (TDEC).

9. Safe drinking water shall be provided via a minimum of one (1) yard hydrant for every five (5) sites. If well water is used, it must be tested and approved by TDEC.

10. Campgrounds cannot be designed and used for long term permanent housing. To meet the requirements of these regulations, no more than 30 days of consecutive use is permitted by the same user, and at least seven (7) days must lapse prior to re-entry.

11. The owner of the campground may construct appropriate facilities for sanitation after obtaining the relevant permits from the TDEC and the Greene County Building Commissioner.

12. The Building Commissioner may inspect campgrounds at any time for compliance with zoning and building code compliance. (Added 7/17/17).

U. Limited-yield custom slaughterhouses provided the facility:

1. Is no larger than one (1) acre in size located on a lot or parcel containing at least ten (10) acres;

2. Is set back a minimum of two-hundred (200) feet from all property lines;

3. Is shielded by placement of a planted and maintained buffer strip located either adjacent to the adjoining property lines or around the perimeter of the slaughter house facility;

4. Meets all requirements and is properly permitted by the Tennessee Department of Agriculture Regulatory Services and the

United States Department of Agriculture Food Safety Inspection Service;

5. Is developed as per site plan as approved by the Greene County Regional Planning Commission;

6. Is accessed from an arterial or collector street; and

7. Processes no more than five thousand (5,000) animals units per year. (Added 10/19/20).

601.2 Uses permitted on review. Mini-storage facilities designed as a commercial (not industrial) use may be permitted on review by the planning commission, provided:

- A. They are located adjacent to and accessed from arterial or collector streets as designated by the planning commission on the most recent Greene County zoning map.
- B. The development is located at least five hundred (500) feet from property zoned A-2 Agriculture-Residential District, R-1 Low Density Residential District, and R-2 Medium Density Residential District.
- C. Buildings shall be located at least fifty (50) feet from the side and rear lot lines.
- D. Driveway and parking areas may be located within the side and rear yard building setback provided they are at least fifteen (15) feet from all side and rear lot lines.
- E. A planted buffer strip measuring at least fifteen (15) feet in width shall be landscaped within the side and rear buffer areas.
- F. Low-height planted landscaped areas at least ten (10) feet wide shall be provided along roads providing access to the project.
- G. Buzzers, beepers, or similar noise-making equipment shall not be installed unless specifically permitted by the planning commission.
- H. Sight distance for any proposed entrance shall be measured by a surveyor licensed in the State of Tennessee, and shall meet or exceed guidelines set by the American Association of State Highway and Transportation Officials (AASHTO). (Added 09/19/22)

601.3. Business signs identifying commercial uses shall be required to meet the following criteria:

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

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

A. Lot area –

Minimum required lot area for single-family detached structures ... ½ acre.

Minimum required lot area for small woodworking shops 30,000-sq. ft.

Minimum required lot area other uses subject to review by the Greene County Regional Planning Commission (GCRPC)

B. Lot width –

Minimum required lot width at building line for all uses other than single-family detached structures200 feet

Minimum required lot width at building line for single-family detached structures100 feet

C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front yard for all buildings other than single-family detached structures and farm buildings 50 feet

Minimum required front yard for small woodworking shops 50 feet

Minimum required front yard for single-family detached structures and farm buildings:

If fronting along an arterial road50 feet