

## CHAPTER 4

### ZONING DISTRICTS

#### SECTION

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- 4-410. F-1, Floodplain District (see supplement)

11-401. Classification of Districts. For the purposes of this ordinance, the City of Greenback, Tennessee, is hereby divided into the following zoning districts:

- A-1 Agricultural-Forestry District
- R-1, Low Density Residential District
- R-2, High Density Residential District
- C-1, Central Business District
- C-2, Highway Business District
- M-1, Light Industrial District
- P-1, Professional and Civic District
- F-1, Floodplain District

#### 4-402. Boundaries of Districts.

1. The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map of Greenback, Tennessee," dated July 9, 1981, which is a part of the zoning code, and which is on file in the office of the City Recorder.
2. Unless otherwise indicated on the zoning map, the boundaries are lot lines, the center of streets or alleys, or the corporate limit lines as they exist at the time of the enactment of the zoning code. Questions concerning the exact locations of district boundaries shall be determined by the board of zoning appeals.
  1. Where a district boundary divides a lot existing at the time the zoning code takes effect and the major portion of said lot is in the less restricted district, the regulations relative to that district may extend as well to such portion of said lot as is not more than fifty (50) feet within the more restricted district.

#### 4-403. A-1 Agriculture-Forestry District

##### A. District Description

This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Greenback. The primary intent of the A-1 District is to minimize conflicts between agricultural and forestry activities and various non-farm activities; to permit lands best suited for intense agricultural uses to be preserved for these purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, from being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or non-rural nature is deemed undesirable for one or more of the reasons outlined above. The following regulations shall apply in the A-1 Agriculture-Forestry District as defined on the Zoning Map of Greenback, Tennessee:

##### B. Uses Permitted:

In the A-1, Agriculture-Forestry District, the following uses and their accessory uses are permitted:

1. Agricultural and forestry uses and their accessory structures, as defined in Article 2.
2. Detached single-family and two-family dwellings.
3. Agricultural processing including cotton ginning and compressing, corn shelling, hay baling and threshing services.
4. Animal husbandry services including veterinarian services, animal hospital services and poultry hatchery services.
5. Forestry activities and related services.
6. Fisheries and related services.
7. Utility facilities necessary for the provision of public services.
8. One roadside stand for the sale of agriculture or forestry products produced on the premises provided that such stand does not exceed an area of three hundred (300) square feet and that it is located not nearer than thirty-five (35) feet from the roadway.
9. Customary home occupations.

C. Uses Permitted as Special Exceptions:

In the A-1, Agriculture-Forestry District, the following uses and their accessory uses may be permitted as special exceptions after review and approval.

1. Public or private educational institutions.
2. Churches or other places of assembly.
3. The surface and subsurface mining or quarrying of natural mineral resources.
4. Airports and medical facilities.
5. Marinas.
6. Travel trailer parks.
7. Sanitary landfill operations, subject to the approval of the Loudon County Sanitarian and the Tennessee Department of Public Health and the Greenback City Council.
8. Neighborhood shopping facilities, providing the total floor space devoted to retail sales does not exceed 4,000 square feet in area.
9. Mobile home parks, subject to the provisions, Section 11.606.
10. Cemeteries
11. Commercial feed lots which comply with all applicable state and federal laws.

D. Uses Prohibited:

In the A-1, Agriculture-Forestry District, all uses except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations:

All uses permitted in the A-1, Agriculture Forestry District shall comply with the following requirements except as provided in Article 6.

1. Front Yard: The minimum depth of the front yard shall be fifty (50) feet.

2. Rear Yard: The minimum depth of the rear yard shall be thirty-five (35) feet for the principal structure and fifteen (15) feet for any permitted accessory structures.
3. Side Yard: The side yard shall be a minimum of twenty (20) feet for a single-story structure, plus an additional five (5) feet for each additional story.
4. Land Area: No farm, ranch, or other parcel of land shall be reduced in area to provide separate lots or building sites of less than one (1) acre in area. However, where there is an existing lot of record of less than one (1) acre on June, 1981, this lot may be utilized for the construction of one single-family dwelling. In the event that the property proposed to be subdivided is less than five (5) acres in area, then a soils analysis of the property must be conducted and the results of such an analysis shall be transmitted to the Loudon County Sanitarian. The Planning Commission shall assist the property owner or his agent in working with other agencies to have the soils analysis completed. If the results of the soils analysis indicate compliance with the required standards of the Tennessee Department of Public Health, the Loudon County Sanitarian shall submit a written statement certifying same to the Greenback Building Inspector. Upon receipt of such a certification from the Loudon County Sanitarian, the Greenback Building Inspector shall issue a building permit to the applicant, providing all other provisions of the Greenback Zoning Resolution are met. In the event that the results of the soils analysis or other tests that may be required do not meet the required standards of the Tennessee Department of Public Health, then the Loudon County Sanitarian shall submit to the Greenback Building Inspector, prior to the issuance of a building permit, a written opinion, in lieu of a certification, which shall define what lot size or configuration or both shall be necessary to meet the required standards. In the event that an opinion is submitted in lieu of a certification by the Loudon County Sanitarian to the Building Commissioner, the Building Commissioner shall notify the applicant of the necessary lot size or configuration or both shall be necessary to meet the required standards. In lieu of a certification by the Loudon County Sanitarian to the Building Inspector, the Building Inspector shall notify the applicant of the necessary lot size or configuration, or both, based upon the aforementioned Loudon County Sanitarian's written opinion. The Building Inspector shall not issue a building permit until the necessary changes have been made and the Sanitarian submits to the Building Inspector a certification that with these changes, the standards of the Tennessee Department of Public Health have been met.
5. Maximum Lot Coverage: Main farm and agricultural accessory buildings shall cover no more than five (5) percent of the total land area.

Permitted non-agricultural or forestry uses, both principal and accessory, shall cover no more than twenty (20) percent of the total land area.

6. Lot Width: No lot shall be less than one hundred and fifty (150) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or fifty (50) feet in height, except as provided in Article 6, Section 6.030.

4-404. R-1, Low Density Residential District. Within the R-1, District, as shown on the Zoning Map of Loudon, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures.
  - a. Single-family and two-family dwellings.
  - b. Mobile homes, provided they meet requirements in Section 6-606 and further provided that not more than one mobile home shall be permitted on a lot.
  - c. Accessory buildings or uses customarily incidental to any the principal use.
  - c. Customary home occupations provided the conditions in Section 6-603 are met.
  - d. Horticulture, including forestry, not involving advertising, display, or public sale of products on the premises.
  - f. Single real estate signs advertising the sale, rental, or lease of only the premises on which they are maintained, provided that they are not over four (4) square feet in area, and at least six (6) feet from all lot lines and street rights-of-way. Nameplates and single signs identifying home ownership or address, and on-premise customary home occupations, provided the requirements of Section 6-604 are met.
2. Uses and structures permitted on review by the Board of Zoning Appeals. The following may be permitted as special exceptions after review and approval by the Board in accordance with 8-806.
  - a. Municipal, county, state, or federal uses, except general office buildings.
  - b. Public utilities and facilities, except storage and warehousing areas.
  - c. Cemeteries, churches or other semi-public uses.