

## **5.042. A-2 Rural Residential District**

### **A. District Description**

This district is intended to be utilized in areas where, due to remoteness, impermeability or shallowness of soils, the absence of the necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. Although the A-2 District is primarily a rural district, it also provides for low-density residential development with lot sizes for single-family dwellings being less restrictive than those of the A-1 Agriculture-Forestry District. In addition, a primary objective of the A-2 District is to prevent undesirable urban sprawl and to exclude land uses which demand a level of urban services which are impossible or uneconomical to provide. The following regulations shall apply in the A-2 Rural Residential District as defined on the Zoning Map of Loudon County, Tennessee:

### **B. Uses Permitted:**

In the A-2 Rural Residential 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. Public and informational signs.

8. Utility facilities necessary for the provision of public services.
9. Public recreational facilities.
10. Public schools, libraries, and fire station.
11. Customary home occupation as regulated in Article 4, Section 4.040.

C. Uses Permitted as Special Exceptions:

In the A-2 Rural Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article 7, Section 7.060.

1. Churches or other places of assembly.
2. Riding stables and kennels and Boarding Facilities (see Section 4.125) *(Amended by Loudon County Commission June, 2009)*
3. Marinas.
4. Travel trailer parks.
5. Sanitary landfill operations, subject to the approval of the Loudon County Sanitarian, the Tennessee Department of Public Health, and the Loudon County Quarterly Court.
6. Subsurface extraction of natural mineral resources. *(Concrete and asphalt plants/facilities are not considered an accessory use to these uses.)* NOTE: Italics adopted by Loudon County Commission August 5, 1996.
7. Private doctor or dental offices.
8. Private schools, colleges, and libraries.
9. Private recreational facilities other than those permitted.
10. Planned unit developments subject to the provisions of Article 4, Section 4.080.
11. Government buildings and community centers.
12. Cemeteries, subject to the provisions of Article 4, Section 4.120.

13. Light manufacturing uses are permitted as a special exception subject to provisions herein established. In considering the special exception, the Board shall consider impacts on adjoining properties and determine whether the proposed use meets the spirit and intent of this Resolution. Approval of a special exception may be granted provided the following requirements are met and subject to such restrictions as the Board may deem necessary:

- Use is permitted only on the same property as a primary residence and shall be located in an accessory structure.
- The manufacturing use (process and storage) shall not occupy more than 1,500 square feet.
- There shall be no exterior storage of materials nor shall the exterior appearance of the structure indicate that any use is occurring which would not be customarily permitted as an accessory use within the district.
- There shall be no more than three (3) persons employed at any one time.
- The applicant for the special exception shall reside in the primary residence and shall be employed in the manufacturing operation.
- The property shall be not less than three (3) acres in size.

Light Manufacturing Uses Permitted as a Special Exception:

- Woodworking
- Light metal fabrication
- Furniture Upholstering
- Arts and crafts manufacturing
- Any use of a similar character

14. Daycare Centers – To serve up to 12 clients with no more than two (2) employees. *(Approved by County Commission 10/6/03)*

D. Uses Prohibited

In the A-2, Rural Residential District, all uses except those uses of 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-2, Rural Residential 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 forty (40) feet.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal structure and five (5) feet for any permitted accessory structures. *(Amended by Loudon County Commission 8/4/08)*
3. Side Yard: The side yards shall be a minimum of twenty (20) feet for a single-story structure, plus an additional five (5) feet for each additional story, and five (5) feet for any permitted accessory structures. *(Amended by Loudon County Commission 8/4/08)*
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 August 1, 1971, 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 Loudon County Building Commissioner. Upon receipt of such a certification from the Loudon County Sanitarian, the Loudon County Building Commissioner shall issue a building permit to the applicant, providing all other provisions of the Loudon County 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 Building Commissioner, 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, based upon the aforementioned Loudon County Sanitarian's written opinion. The Building Commissioner shall not issue a building permit until the necessary changes have been made and the Sanitarian submits to the Building Commissioner a certification that with

these changes, the standards of the Tennessee Department of Public Health have been met.

5. Maximum Lot Coverage: Main farm or agricultural accessory buildings shall cover no more than five (5) percent of the total land area. Permitted none-agricultural uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

*(Amended: Loudon County Planning Commission 11/18/14, approved by Loudon County Commission 12/1/14.)*