

**SECTION 5.20            AGRICULTURAL (A-1)**

**5.20.01                GENERAL INTENT**

This district is intended to accommodate uses typically conducted in agricultural areas, in addition to rural density residential uses.

Within A-1 Agricultural Districts as shown on the Official Zoning Atlas of Wilson County, the following regulations shall apply.

**5.20.02                USES PERMITTED**

- A.     Dwelling, Single-family;
- B.     Dwelling, Two-family;
- C.     Farming;
- D.     Home occupation as defined in Article 2 of this Regulation, including but not limited to day care, real estate agent, surveyor, physician, beautician, artist, and accountant;
- E.     Roadside stand where such use is occurring only during periods of harvest of locally-produced agricultural products;
- F.     Accessory structures and uses customarily incidental to the above permitted uses.

**5.20.03 USES PERMISSIBLE ON APPEAL (revised 12/15/2003 resolution 03-12-2)**

**5.20.03.1 USES PERMISSIBLE ON APPEAL**

The following uses may be permissible on appeal by the Board of Zoning Appeals in accordance with provisions contained in Section 6.40 of these regulations and with provisions herein described:

1. All proposed uses on appeal must be accompanied by a general development plan which clearly illustrates how the facility will relate to and affect surrounding properties. Said Development plan shall include:
  - a. General layout of the facility complete with location and dimension of all structures and distances from property lines.
  - b. Location, Dimension, and proposed number of parking spaces to include width of circulation drives.
  - c. Any proposed means of dealing with common nuisances associated with the listed use on appeal may be submitted for Board of Zoning Appeals consideration.
2. Any use on appeal approved under this provision is subject to meeting additional buffering, landscaping criteria, etc. as deemed necessary by the Board of Zoning Appeals to insure harmony of character and to protect the general health, safety, and welfare of the surrounding area.

A. Aircraft landing field, hangars and equipment.

The general intent of this subsection is to insure the orderly development of aircraft landing fields, hangars, equipment and local traffic patterns in Agricultural zones, which will also afford some protection to residences in the area and which will hereby promote the public health, safety, and general welfare of the citizens of Wilson County. If approved, a site development plan of the proposed airfield shall be submitted to the Wilson County Planning Commission for approval.

1. In addition to the requirements set forth in Section 6.20.25 of this Regulation, the site development plan shall indicate plans for the run-ways, local traffic pattern, hangars and other incidental uses of the airport.
2. Where airport landing fields and hangars are already established in the county, plans for the expansion or additional buildings, run-ways, hangars, or where local traffic pattern has been changed because of expansion, or where additional uses are added such as the sale of planes, flight schools, or eating establishments (except vending machines) shall be submitted to the Board of Zoning Appeals and Planning Commission for approval.

The Board of Zoning Appeals shall have the power to authorize the issuance of a permit after the plans have been approved and certified, and before a permit can be issued by the Building Inspector for an addition to an existing operation or the location of a new airport, if the Board finds that the conditions are such that the location or expansion will not:

- a. Increase the hazard from planes flying over houses during take-off and landing procedures.
- b. Increase the traffic congestion in the public streets and highways adjacent to the airport.
- c. Otherwise impair the public health, safety, and general welfare of the inhabitants of Wilson County.

B. Barber Shop and Beauty Shop;

C. Bed and Breakfast Facility:

D. Bicycle service and repair;

E. Caretaker's apartment for permitted uses

- F. Cemetery;
  - 1. Any cemetery approved under this provision must be recorded in the Register of Deeds Office by plat and/or boundary survey.
- G. Church;
- H. Commercial animal facility;
- I. Convenience Market:
  - 1. Convenience Markers allowed using this provision must be located with direct access to an arterial or collector on the Wilson County Major Thoroughfare Plan.
- J. Country Club;
  - 1. Any Country Club allowed using this provision must either be affiliated with and adequately incorporated into the design of a residential subdivision development; or it must be located with direct access on a collector or arterial route as indicated in the Wilson County Major Thoroughfare Plan.
- K. Day Care Center
  - 1. Proposed Day Care Center must adhere to all state and/or federal regulations governing said use.
- L. Dog kennel;
  - 1. Dog/Animal kennels proposed herein must be located on parcels or tracts of land more than five (5) acres in size to further insure adequate separation from neighboring properties.
  - 2. Proposed Kennels must further adhere to all pertinent regulations of the State of Tennessee governing such uses.
  - 3. All kennel facilities must be located a minimum of 500 feet from neighboring residential or agricultural zoned properties.
- M. Florist Shop;

- N. Gasoline Service Station:
1. Gasoline service stations allowed using this provision must be located with direct access to a collector or arterial on the Wilson County Major Thoroughfare Plan.
- O. Gift Shop;
- P. Golf course;
1. Golf Courses allowed using this provision must either be adequately incorporated into the design of a residential subdivision development; or it must be located with direct access on a collector or arterial route as indicated in the Wilson County Major Thoroughfare Plan.
- Q. Group home;
- R. Hospital;
1. Any Hospital allowed using this provision must be located with direct access to an arterial as specified in the Wilson County Major Thoroughfare Plan. Furthermore, these facilities must be served by public water.
- S. Library;
- T. Livestock holding/feeding area;
- U. Marina, subject to the provisions in Section 4.30
- V. Medical Clinic;
1. Any Clinic allowed using this provision must be located with direct access on a designated arterial as specified in the Wilson county Major Thoroughfare Plan. Furthermore, these facilities must be served by a public water system.
- W. Nursing home;
1. Nursing homes allowed using this provision must be located with direct access on a designated arterial as specified in the Wilson County Major Thoroughfare Plan. Furthermore, these facilities must be served by public sewer system. [resolution 07-7-4]
- X. Pharmacy as accessory to Hospital, Medical Clinic, or Nursing Home;

- Y. Public Recreational Facilities – Defined as those recreational facilities designed and intended for public use. Said facilities are generally characterized as being of a non-commercial nature, and are further characterized by their civic contributions through provision of community sports complexes, community recreation centers, Senior Citizens Centers, Community Playgrounds or other forms of community oriented facilities. Recreational facilities of a commercial character should be more appropriately considered within the confines of a commercial zone district. (revised 03/17/03) (resolution 03-3-15)
- Z. Retirement center;
  - 1. Retirement Centers allowed using this provision must either be adequately incorporated into the design of a residential subdivision or development or have direct access on a designated collector or arterial as specified in the Wilson County Major Thorough Plan. Furthermore, these facilities must be served by public sewer system. [revised resolution 07-7-4]
- AA. School;
- BB. Service uses;
- CC. Utility and/or governmental use;
- DD. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

5.20.04 USES PROHIBITED  
Uses not specifically permitted or permissible on appeal.

5.20.05

AREA REGULATIONS

- A. FRONT YARD. All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official major thoroughfare plan:
1. Arterial Streets - sixty (60) feet
  2. Collector Streets - forty (40) feet
  3. Minor Streets - thirty (30) feet
  4. Churches, hospitals, schools and other main and accessory structures, other than dwellings, shall have a minimum front yard setback of sixty (60) feet.
- B. SIDE YARD
1. For single and two story structures not served by public sewer system located on interior lots, side yards shall be not less than twenty (20) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised resolution 15-2-12]
  2. For single and two story structures (served by public sewer system) located on interior lots, side yards shall be not less than fifteen (15) feet in width for a principal structure, and not less than ten (10) feet for an accessory structure. [revised resolution 15-2-12]
  3. For structures of three (3) stories there shall be side yards of not less than twenty-five (25) feet each.
  4. Accessory structures shall not be located in any required side yard.
  5. All other structures shall be set back a minimum of thirty (30) feet from side lot lines.
- C. REAR YARD
1. For principal structures there shall be a rear yard of not less than forty (40) feet.
  2. For accessory structures there shall be a rear yard of not less than ten (10) feet.
- D. SPACING OF STRUCTURES. There shall be a minimum distance of five (5) feet between structures on a lot.

E. LOT WIDTH

1. Where dwellings are served by a public sewer system there shall be a minimum lot width of one hundred (100) feet at the front building line. [revised resolution 07-7-4]
5. Where dwellings are not served by a public sewer system there shall be a minimum lot width of one hundred twenty-five (125) feet at the front building line. [revised 07-7-4]
3. Where building lots have more than one-half (1/2) of their frontage on the bulb of a cul-de-sac street there shall be a minimum lot width at the front building line of ninety-five (95) feet where no public sewer system is available, and seventy-five (75) feet where public sewer system is available. [revised resolution 07-7-4]
4. For institutional uses there shall be a minimum lot width at the front building line of two hundred fifty (250) feet.
5. For all other permitted uses there shall be a minimum lot width at the front building line of two hundred (200) feet.



**F. MINIMUM LOT AREA**

1. Not more than one (1) single-family dwelling shall be permitted on any lot.
2. For each dwelling, and buildings accessory thereto, served by a public water system and a public sewer system there shall be a lot area of not less than forty thousand (40,000) square feet. [revised 11/20/00]  
[revised resolution 07-7-4]
3. For each dwelling and buildings accessory thereto, not served by a public sewer system but served by a public water system, there shall be a minimum lot area of forty thousand (40,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation.  
[revised resolution 07-7-4]
4. For those dwellings and buildings accessory thereto not served by a public water supply a minimum lot area of one (1) acre (43,560 square feet) shall be provided. Such lots shall be reviewed and approved by the State of Tennessee Department of Environment and Conservation.  
[revised resolution 07-7-4]
5. For each two-family dwelling and buildings accessory thereto, there shall be a minimum lot area of sixty thousand (60,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised resolution 07-7-4]

- G. MAXIMUM LOT COVERAGE.** Main and accessory buildings shall cover not more than thirty-five (35) percent of the lot area. Accessory structures shall not cover more than twenty (20) percent of any rear yard.

**5.20.06 HEIGHT REGULATIONS.** No principal structure shall exceed three (3) stories or thirty-five (35) feet in height.

Accessory structures shall not exceed twenty-two (22) feet in height OR they must match the predominant two (2) roof pitch angles of the residence if exceeding twenty-two (22) feet. Other zoning district height criterion is still applicable if this option is exercised. If this option is exercised building material of accessory must match primary residential structure.  
[revised resolution 15-2-13]

**5.20.07 OFF-STREET PARKING.**  
As regulated in Section 3.50 of these Regulations.