

ARTICLE V
DISTRICT DESCRIPTIONS

SECTION 5.01. FORESTRY AGRICULTURAL RESIDENTIAL DISTRICT (FAR)

1. **INTENT.** It is the intent of this district to provide space for forestry, agriculture and agriculturally oriented uses and structures which provide an important part in the economy of Bradley 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 farmlands.
2. **USES PERMITTED.** In order to achieve the intent of the FAR District, as shown on the Zoning Map of Bradley County, Tennessee, the following uses are permitted (TCA 13-7-114):
 - a. Farming uses, and farming's accessory structures and related uses including roadside stands for the sale of farm produce.
 - b. Aquiculture.
 - c. Detached single-family dwelling residential dwellings.
 - d. Two-family dwellings, duplexes.
 - e. Mobile homes.
 - f. Churches, cemeteries, and schools.
 - g. Golf courses, marinas, and publicly owned outdoor recreational uses (including public parks).
 - h. Public utility facilities necessary for public service, including fire stations.
 - i. Customary home occupations.
 - j. Commercial nurseries.
 - k. Customary accessory buildings or structures.
 - l. Neighborhood Convenient Commercial: Grocery, Laundromat, Car Wash, Drug Store, Barber/ Beauty Shop.
 - m. Day Care Centers (added 5/3/99)
 - n. Farm equipment sales & service facilities (amended 4/2/2001)
 - n. Antique Stores (amended 9/8/03)
 - o. Group Homes (added 3/1/2004)
 - p. Campgrounds for tent camping (see Article III. 19.) (added 6/7/2004)
 - q. Garage apartment (added 11/1/2004)
 - r. Bed & breakfast (added 11/1/2004).
 - s. Travel Trailer (added 9/2007).
 - t. Civic, Philanthropic or Fraternal Lodge, Club, Post, Ect. (added 9/21/2009).

3. **USES PROHIBITED.** Any use not mentioned above shall be prohibited.

4. **USES PERMITTED ON REVIEW.**

- a. Outdoor Shooting ranges (added 4/1/2002) (amended 9/21/09)
- b. Homes for the Aged (See Article III General Provisions Number 18 Section D) (added 5/3/2004)
- c. Temporary Festivals (added 1/3/2006)
- d. Horse race tracks with allotted race meets, including accessory simulcast facilities, accessory food service (i.e. concessions including permanent stands and portable trailers for the serving of foodstuffs and non-alcoholic beverages) and horse training facilities (added 8/21/2006).
- e. Animal hospitals, clinics, shelters and kennels (added 8/21/2006)
- f. Amusement park and private and/or commercial indoor/outdoor recreational facilities (aside from those listed as permitted uses in FAR). This use does not permit accessory retail sales of merchandise, restaurants or food service, and the like unless deemed compatible with surrounding uses by the reviewing board. Owner shall be required to submit a site plan of proposed activities (added 8/21/2006).

5. **AREA REGULATIONS.** All buildings shall be set back from road right-of-way line and lot lines to comply with the following yard requirements.

- a. Lot area -
 - Minimum required lot area with public water and sewer7,500 sq. ft.*
 - Minimum required lot area with public water 15,000 sq. ft.
 - Minimum required lot area without public water and sewer.....25,000 sq. ft.

(Or more if required by the Tennessee Department of Environment and Conservation

- b. Lot width at Building Setback Line, except farm buildings-
 - Minimum width with public water and sewer.....75 ft.*
 - Minimum width with public water..... 75 ft.
 - Minimum width without public water and sewer..... 125 ft.
- c. Building Setback Lines from property line, except farm buildings-
 - Front Yard.....25 feet
 - Side Yard.....10 feet*
 - Rear Yard.....15 feet(In the case of corner lots, the side road setback shall be the same as front setback (amended 12/21/1998))

*EXCEPTION: See Bradley County Cluster Development Guidelines and the Bradley County Mobile Home Resolution (amended 11/15/99)