

# ARTICLE X

## 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 Meigs 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.
2. **USES PERMITTED.** In order to achieve the intent of the Forestry, Agricultural, Residential (FAR) District, as shown on the Zoning Map of Meigs County, Tennessee, the following uses are permitted:
  - a. Farming uses, and farming's accessory structures and related uses including roadside stands for the sale of farm produce.
  - b. Aquaculture.
  - c. Detached single-family dwellings.
  - d. Two-family and multi-family dwellings.
  - e. Mobile homes, mobile home parks, travel trailers and travel trailer parks.
  - f. Churches, cemeteries, and schools.
  - g. Golf courses, parks, playgrounds, marinas, and publicly-owned recreational uses.
  - h. Public utility facilities necessary for public service.
  - i. Customary home occupations.
  - j. Commercial nurseries.
  - k. Customary accessory buildings or structures.
  - l. Riding/boarding stables, kennels, veterinarian services and animal hospitals.
3. **USES PERMITTED ON APPEAL.** Within the Forestry, Agricultural and Residential (FAR) District of Meigs County, the following uses and their accessory uses may be permitted subject to the review and approval of the Meigs County Board of Zoning Appeals in accordance with the provisions of **Article XIII Board of Zoning Appeals**.
  - a. Public transportation terminals including taxi stands.
  - b. Airports, landing strips, heliports and helistops. (Amended 11/18/04)
4. **USES PROHIBITED.** In order to achieve the intent of the Forestry, Agricultural, Residential (FAR) District, the following uses are prohibited:
  - a. Automobile wrecking, salvage and junk yards.
  - b. Industrial processing, assembly, or manufacturing.

- c. Commercial landfill, waste disposal, or waste processing facilities.
- d. Hazardous, toxic, infectious wastes or explosives.
- e. Wholesale or retail businesses.

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 except for single-family detached residential structures..... 1/2 acre.  
 Minimum required lot area for single family detached residential structures with public water ..... 20,000 sq. ft.  
 structures without public water ..... 25,000 sq. ft.  
*(Or more if required by the Tennessee Department of Health and Environment.)  
 (See "Definitions" Section for Lot Area requirements for Mobile Home Parks and Travel Trailer Parks. Also See Mobile Home Park/Travel Trailer Park Resolution.)*
- b. **Lot width -**  
 Minimum required lot width at front of building for all buildings except farm buildings ..... 50 ft.
- c. **Front yard -**  
 Minimum required front yard depth for all buildings except farm buildings..... 35 ft.
- d. **Rear yard -**  
 Minimum required rear yard depth for all buildings except farm buildings..... 15 ft.
- e. **Side yards -**  
 Minimum required side yard widths for all buildings except farm buildings..... 10 ft.
- f. **Corner Lots -**  
 Minimum required width..... 35 ft.

*(In the case of corner lots, the side yard line adjacent to the road shall be required for the front yard.)*

- 6. **PARKING SPACE REQUIREMENTS.** As regulated in **Article IV, Section 2.**
- 7. **OFF-ROAD LOADING AND UNLOADING.** As regulated in **Article IV, Section 3**
- 8. **VISION CLEARANCE.** As regulated in **Article IV, Section 4.**
- 9. **ACCESS CONTROL.** As regulated in **Article IV, Section 5.**
- 10. **ACCESSORY USES.** As regulated in **Article IV, Section 6.**