

ARTICLE IV. PROVISIONS GOVERNING RESIDENTIAL DISTRICTS

Section 1. FAR – Forestry, Agricultural, Residential District

1. Intent

The intent of the FAR-Forestry, Agricultural, Residential district is to maintain and/or preserve areas of the Town of Rossville for the purposes of farm or forestry protection and to allow for limited residential development not requiring extensive municipal services.

2. Use Permitted

- (a) Single-family dwellings.
- (b) Agricultural production - except for farms (predominantly poultry) including egg production.
- (c) Forestry activities and related services.
- (d) Roadside sales offering for sale only farm products produced on the premises.
- (e) Recreational activities: limited to riding stables.
- (f) Accessory buildings customarily incidental to the permitted use.
- (g) Signs as permitted in Article VIII.3.

3. Special Exceptions

The following uses are permitted on approval by the Board of Zoning Appeals upon review of the criteria established herein.

(a) Uses Permitted

- (1) Public uses, including but not limited to municipal, State or Federal uses.
- (2) Churches.
- (3) Private or parochial schools.
- (4) Accessory buildings customarily incidental to the permitted uses.

(b) Criteria for Review

- (1) The special exception requested must be located on a route designated as either an existing or proposed arterial or collector status street on the official Major Road Plan for the Town of Rossville.
- (2) All area, yard, density and parking requirements shall be met.
- (3) All site plan requirements, as set forth in Article VIII.2 shall be submitted prior to consideration by the Board of Zoning Appeals. If approved, all modifications requested by the Board of Zoning Appeals shall be made prior to the issuance of any building permit. The site plan shall be maintained in the permanent files of the Town of Rossville.
- (4) The Board of Zoning Appeals shall have the power to require such changes in the required site plan as may be necessary to minimize the impact of the requested use. These may include but shall not be limited to setbacks, screening, lighting, parking location and layout, access and general landscaping requirements. This power of review shall not include the authority to specify or alter the architectural style proposed or existing buildings, the authority to specify building materials, colors or similar consideration.

4. Uses Prohibited

Any use not specifically permitted or permitted as a special exception by the Board of Zoning Appeals. Interpretation of use categories shall be determined by reference to the Standard Land Use Coding Manual.

5. Minimum Lot Area

- (a) Permitted uses: One acre or 43,560 sq. ft.
- (b) Public Uses: One acre or 43,450 sq. ft. except as set forth below:
  - (1) Schools, including parochial or private schools:  
  
Five (5) acres plus one (1) acre for each one hundred (100) or fraction over one hundred (100) students.

- (2) Churches: Two (2) acres
- 6. Minimum Lot Width Measured at the Building Line
  - (a) Permitted Uses: One hundred (100) feet.
  - (b) Public Uses: One hundred (100) feet except as set forth below
    - (1) Schools, including parochial or private schools: Three hundred (300) feet.
    - (2) Churches: Two hundred (200) feet.
- 7. Minimum Depth of Front Yards
  - (a) Permitted Uses: Thirty (30) feet.
  - (b) Special Exceptions: Forty (40) feet or greater if required by the Board of Zoning Appeals.
- 8. Minimum Width of Side Yards
  - (a) Permitted Uses: Twenty (20) feet.
  - (b) Special Exceptions: Twenty-five (25) feet or greater if required by the Board of Zoning Appeals.
- 9. Minimum Depth of Rear Yards
  - (a) Permitted Uses: Thirty (30) feet.
  - (b) Special Exceptions: Forty (40) feet or greater if required by the Board of Zoning Appeals.
- 10. Maximum Lot Coverage by all Buildings
  - (a) All Uses: Twenty-five (25) percent
- 11. Maximum Number of Principal Buildings
  - (a) Residential Uses: One (1) principal building
  - (b) All other uses: None providing the provisions of IV.1.5 through IV.1.10 are met.

12. Maximum Height

- (a) No structure shall exceed three (3) stories or thirty-five (35) feet in height, except that this provision shall not apply to: belfries, chimneys, church spires, flagpoles, radio or television antennas, water tanks, or stand pipes, barns, silos, grain storage bins or sheds for the storage of farm or forestry products provided they comply with all pertinent codes and ordinances and provided that they are located a distance equal to their height plus ten (10) feet from the nearest property line.
- (b) No accessory building shall exceed twenty-five (25) feet in height except as set forth in Article IV.1.12 (a) above.

13. Accessory Buildings

Accessory buildings shall be subject to the following restrictions:

- (a) No accessory building shall extend beyond the required front yard or the front line of the principal building.
- (b) No accessory buildings shall extend into the required side yard.
- (c) Accessory buildings may extend into the rear yard but shall be located a distance from the rear property line equal to the height of the structure.
- (d) Accessory buildings shall not cover more than twenty-five (25) percent of the required rear yard.

Section 2. (R-1) Residential District (Single Family). Within the areas designated R-1 (Single-family) on the Zoning Map of the Town of Rossville, Tennessee, the following provisions shall apply.

1. Intent

The intent of the R-1 (Single-family) Residential District is to provide a single-family residential area free from conflicting residential uses. These areas should be served by all municipal services.

2. Uses Permitted

- (a) Single—family dwellings
- (b) Accessory buildings customarily incidental to the permitted use.