

ARTICLE 5

ZONING DISTRICTS

SECTION 5.10

RURAL RESIDENTIAL (R-1)

5.10.01

GENERAL INTENT

This district is intended to accommodate single-family housing types in very low-density residential developments. The Rural Residential districts are defined as areas within the County which have only rural levels of public services, including streets, utilities and fire protection.

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

5.10.02

USES PERMITTED

- A. Dwelling, Single-family;
- B. Farming;
- C. Home occupation as defined in Article 2 of this regulation;
- D. Accessory uses or structures customarily incidental to the permitted uses;

5.10.03

USES PERMISSIBLE ON APPEAL

The following uses may be permitted by the Wilson County Board of Zoning Appeals as a "Use Permissible on appeal" in accordance with the provisions of Section 6.40 of these regulations.

- A. Church;
- B. Country club;
- C. Golf course;
- D. Group home;
- E. Library;
- E. Public recreation area;
- G. deleted 9/20/93
- H. School;
- I. Utility and/or governmental uses;
- J. Other similar uses as reviewed and approved by the Board of Zoning Appeals.

K. Bed and Breakfast Facility (Resolution 18-3-6)

1. Bed and Breakfast Facilities must possess onsite caretaker either living on premises or on a premises within 10 Miles of the Bed and Breakfast Facility to oversee operations.
2. Bed and Breakfast Facilities shall also provide contact information for the local caretaker, as outlined in item 1 above, as well as, contact information for the actual owner of the property if different from the local caretaker. This information shall be provided to the County Sheriff's office, the County Building inspector, and the Wilson Emergency Management Agency. Such required contact information shall include Name, a Valid Mailing Address, Phone number and Email address for the Caretaker and the owner of the property respectively. This information will be required upon approval of any Bed and Breakfast use, as defined in the Wilson County Zoning Resolution, by the Board of Zoning Appeals and prior to commencing operations.
3. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to meet the rules of the Tennessee Department of Health division of Food and Sanitation Chapter 1200-23-2 titled bed and breakfast establishments, where deemed applicable by officials of the Tennessee Department of Health.
4. Bed and Breakfast facilities as outlined by the Wilson County Zoning Resolution shall be required to have viable sewer septic as determined by the Tennessee Department of Environment and Conservation.
5. All properties in which this use is approved must have a minimum of two (2) acres.
6. This use will be approved in increments with option to request renewal or extension at the end of that time period.

5.10.04 USES PROHIBITED

- A. Automobile Salvage Yards
No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land. (resolution 19-6-12)
- B. Automobile Grave Yards
No more than two (2) unserviceable vehicles as defined in Article 2 may be maintained on a parcel of land. (resolution 19-6-12)
- C. Mobile homes except on individually owned lots; group housing; billboards and similar advertising structures; uses not specifically permitted or permissible on appeal.
- D. Travel Trailers as defined in the Wilson County Zoning Ordinance are not permitted as a permanent dwelling and therefore, the County Zoning Administrator will not release electrical permits for such to be connected in one location for an extended period, nor will the Administrator issue building permits or occupancy permit for these structures unless they are converted and constructed with a permanent foundation and required perimeter foundation wall across all sides of the structure. Travel Trailers ARE however permitted to be stored on a property in this zone district as long as they are owned by the property owner and as long as no one inhabits said trailer for generally more than two weeks at a time. (resolution 19-6-16)

5.10.05 AREA REGULATIONS

- A. FRONT YARD. All principal and accessory structures shall be set back for 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, 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 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. [resolution 15-2-12]
 2. For corner lots created prior to March 5, 1990, there shall be a street side setback of not less than twenty-two and one-half (22 1/2) feet. [12/13/93]
 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 (not served by public sewer system) there shall be a rear yard of not less than forty (40) feet. [revised 12-13-93 revised resolution 07-7-4]
 2. For principal structures, served by public sewer system, there shall be a rear yard of not less than thirty (30) feet. [revised 12-13-93] [revised resolution 07-7-4]
 3. 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 ninety (90) feet at the front building line. [revised resolution 07-7-4]
Amendment applies only to developments of five (5) lots or more. [revised 4/21/97]
 - 2. 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. If soils analysis permits a minimum lot area of thirty thousand (30,000) square feet, there shall be a minimum lot width of one hundred (100) feet at the front building line. [revised 8-24-90]
[resolution 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 a public sewer system is available.
[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. Each lot served by a public water system and a public sewer system shall have a minimum lot area of not less than twenty-five (25,000) square feet. [revised 6/23/00]
[resolution 07-7-4]
3. Each lot not served by a public sewer system but served by a public water system shall have a minimum lot area of forty thousand (40,000) square feet; with detailed soils analysis and with approval by the State of Tennessee Department of Environment and Conservation minimum lot area may be decreased to thirty thousand (30,000) square feet; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation. [revised 8-24-90] [resolution 07-7-4]
4. Each lot not served by a public water supply shall have a minimum lot area of one (1) acre; however, a greater lot area may be required based on recommendations by the State of Tennessee Department of Environment and Conservation.

G.

MAXIMUM LOT COVERAGE. Main and accessory structures 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.

5.10.06

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]

5.10.07 OFF-STREET PARKING.

As regulated in Section 3.50 of these regulations.

5.10.08 SIGNS (Resolution 19-6-3)

Any on-site signage ground signage erected for the purposes of advertising a business (excepting home occupations which must follow sign provisions specific to home occupations), a church, a school, a neighborhood, a park, or other similar non-private residential feature shall be erected as a ground mounted monument style sign.