

5.042 -- A-2, Rural Residential District

a. District Description: This district is intended to be utilized in areas where, due to remoteness, impermeability or shallowness of soils, the absence of the necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. Although the A-2 District is primarily a rural district, it also provides for low-density residential development with lot sizes for single-family dwellings being less restrictive than those of the A-1, Agriculture-Forestry District. In addition, a primary objective of the A-2 District is to prevent undesirable urban sprawl and to exclude land uses which demand a level of urban services which are impossible or uneconomical to provide. The following regulations shall apply in the A-2, Rural Residential District, as defined on the Zoning Map of Maury County, Tennessee:

b. Uses Permitted: In the A-2, Rural Residential District, the following uses and their accessory uses are permitted:

1. Agricultural and forestry uses and their accessory structures as defined in ARTICLE II.
2. Detached single-family and duplex dwellings, and mobile homes.
3. Agricultural processing including cotton ginning and compressing, corn shelling, hay baling and threshing services.
4. Animal husbandry services including veterinarian services, animal hospital services and poultry hatchery services.
5. Forestry activities and related services.
6. Fisheries and related services.
7. Farm Winery.
8. Utility facilities necessary for the provision of services (pursuant to Section 4.130).
9. Recreational facilities.
10. Medical facilities, including doctors or dental offices.
11. Schools, libraries, and fire stations.
12. Family Day Care Home as an allowable "Customary Home Occupation."
13. Customary Home Occupation as regulated in ARTICLE IV, Section 4.040.

c. Uses Permitted as Special Exceptions: In the A-2, Rural Residential District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VIII, Section 8.080.

1. Churches, Places of Worship or other places of assembly.
2. Riding stables and kennels.
3. Marinas.
4. Travel trailer parks.
5. Doctors and dental offices.
6. Schools, colleges, and libraries.
7. Neighborhood shopping facilities provided the total floor space devoted to retail sales does not exceed four thousand (4,000) square feet for each such establishment.
8. Recreational facilities other than those permitted.
9. Governmental buildings and community centers.

10. Cemeteries.
11. Communication services and communication equipment installation.
12. Group Day Care Home.
13. Event Venues
14. Bed and Breakfast Homestay Establishment

d. Uses Prohibited: In the A-2, Rural Residential District, all uses except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

e. Dimensional Regulations: All uses permitted in the A-2, Rural Residential District, shall comply with the following requirements.

1. Front Yard: The minimum depth of the front yard shall be forty (40) feet.
2. Rear Yard: The minimum depth of the rear yard shall be thirty (30) feet for the principal structure and fifteen (15) feet for any permitted accessory structures.
3. Side Yard: The side yards shall be a minimum of twenty (20) feet for a single-story structure. For each additional story over two, an extra additional five (5) feet is required. No accessory and/or detached building may be closer to the property line than the required twenty (20) ft. side setback.
4. Land Area:

Lots Not Served by Sanitary Sewer: No parcel of land in an A-2 District shall be reduced in area to provide separate lots or building sites of less than one (1) acre in area for each single family dwelling unit and/or duplex permitted on the lot.

Lots Served by Sanitary Sewer: The lot size may be reduced to 20,000 square feet when served by a sanitary sewer system. The density or number of lots permitted shall be based upon a lot yield of 1-lot per gross acreage of property to be subdivided.

5. Maximum Lot Coverage: Permitted nonagricultural uses, both principal and accessory, shall cover no more than thirty (30) percent of the total land area.
6. Lot Width:

For Lots approved as part of a Concept Plan and/or Preliminary Plat:

For Lots approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission the lot width shall be a minimum of **100-feet at the front building setback line.**

For Lots NOT approved as part of a Concept Plan and/or Preliminary Plat:

For Lots NOT approved as part of a Maury County Subdivision Regulations Concept Plan and/or Preliminary Plat by the Maury County Regional Planning Commission (MCRPC) the lot width shall be a minimum of **200-feet wide at the road right-of-way line.** The MCRPC, at its discretion, may grant a variance to this dimension should the MCRPC determine that satisfactory justification has been presented by the property owner.

7. Height Requirements: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VII, Section 7.030.
8. Parking Space Requirements: As regulated in ARTICLE IV, Section 4.010.