

## 5.22. - A Agricultural Zone.

5.22.01. *General description.* This zone provides for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces.

5.22.02. *Uses permitted.*

- A. Houses and duplexes.
- B. Churches, schools, libraries and museums.
- C. Farming, including all types of agriculture and horticulture; commercial dairies; rabbit, goat and other animal or fish and minnow raising farms; egg-producing ranches and farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry; and hog and other feeding for commercial purposes.
- D. Garage apartments.
- E. Mobile homes, but not mobile home parks.
- F. Portable sawmills.
- G. Roadside stands.
- H. Signs as permitted by section 3.90, "Signs, billboards, and other advertising structures," of this resolution.
- I. Public utilities, such as transmission lines, substations, railroad lines, bus loading or waiting platforms, dams, water treatment plants, including water filtration and storage facilities, and other similar public service uses and buildings, and also such other buildings and structures, as are used by utility and sanitary districts in the performance of services in which they are authorized to engage.
- J. Home occupation subject to section 4.90, "Home occupations."
- K. Uses customarily incidental to any of the above uses, including parking of not more than two (2) commercial vehicles and/or trailers used by the residents in their home occupation.
- L. Demolition landfills less than one (1) acre in size subject to article 4, "Supplementary regulations," subsection 4.80.01.A, "Demolition landfills" (on site generated waste).
- M. Yard sales and rummage sales.
- N. Day care homes and group day care homes, if the provider lives on site, subject to the following conditions:
  - 1. The total lot area shall not be less than ten thousand (10,000) square feet.
  - 2. The building must provide thirty (30) square feet per child of usable indoor play space, not including halls, kitchen, or office space.
  - 3. A fenced play area of not less than two thousand five hundred (2,500) square feet shall be provided. No portion of the fenced play area shall be closer than thirty-five (35) feet to any public right-of-way. The minimum height of the fence shall be four (4) feet.
  - 4. Off-street parking, as regulated in section 3.50, "Off-street parking requirements." In addition, parking and loading areas shall be designed for safe off-street loading and unloading of children, as well as safe and convenient ingress and egress to and from the site. The off-street parking and circulation plan shall be designed to meet the requirements of the department of engineering and public works.
- O. Wireless communications facilities, subject to the provisions of article 4, section 4.92.

5.22.03. *Uses permitted on review.*

# General Guidelines and Restrictions for Use of TVA's Electric Transmission System Rights of Way

The following is a general list of right-of-way (ROW) guidelines/restrictions for TVA's rights of way. This list does not include all restrictions or situations. Any activity within the ROW which may affect TVA's operations or easement rights must be reviewed by a Regional Transmission ROW Forester (TRF) and written approval obtained. Please contact a Regional TRF if you have any questions. TVA's no objection to use the property encumbered by a Transmission Line ROW does not in any way diminish or reduce the easement rights acquired by TVA. TVA's no objection does not render an opinion as to the ownership of the underlying fee or relieve anyone from the obligation to obtain appropriate landowner, environmental, land-use, regulatory, or other approvals.

- Any structures, buildings, mobile homes, septic systems, tanks (above or below ground), flammable material, trees, and all other objects which, in TVA's opinion, interferes with the right of way or operation of the transmission line(s) present are not allowed within the limits of the TVA easement.
- Fences and gates must be installed more than 25' from any pole, tower, guy wire or guy anchor and must be approved by a TRF before installation. Gate openings should be at least 16' wide. If you wish to lock the gate, please contact the TRF so that TVA may also install a lock.
- Irrigation systems used for farming that travel across TVA ROWs or under TVA transmission lines must be approved before installation.
- All plans for grading activities on TVA's ROWs must be submitted to TVA for approval before construction begins. Activities which may require grading include but are not limited to: roads, driveways, parking lots, ponds, underground utility lines or facilities, drainages, etc. No grading is permitted within 25' of any pole, tower, guy or guy anchor.
- TVA ground clearance to transmission line conductors (wires) must not be violated.
- Storage or stock-piling of dirt or other materials on TVA ROWs is not permitted.
- Sedimentation control, re-vegetation, and restoration are required for land disturbing projects.
- No equipment should be operated within the TVA ROW that would endanger the transmission line or nearby persons or property. All applicable laws including state and Occupational Safety and Health Administration (OSHA) requirements must be followed, including those related to construction activities near energized electric facilities.
- If blasting is performed on the ROW, the transmission line(s) should be protected against blast damage. TVA shall be given at least 10 days notice before any blasting or crane operation on or near the ROW begins.
- Any underground lines or pipes must be buried deep enough that they will withstand repeated crossing by heavy equipment. TVA will not be responsible for any damage to a buried pipe or line. All buried pipes or lines must be identified by permanent markers at regular intervals along the ROW.
- Systems, cathodic or otherwise, that could interfere with or damage the transmission line towers or foundations may not be installed.

Review times vary depending on the nature of the project. Some reviews may take 30 days or longer for review. We make every attempt to ensure the application process is as timely as possible. The process will go faster, if TVA receives a complete application from the beginning. If your application is not complete, we may have to return it or ask for more information. To apply for a crossing or joint use of a TVA ROW please fill out the [Application for Use of TVA Easements](#) and send the completed application along with plans and maps to [rightofway@tva.gov](mailto:rightofway@tva.gov).

[Find the Transmission ROW Forester nearest you and get additional information on rights of way.](#)