GREENE COUNTY

ZONING RESOLUTION

ADOPTED AUGUST 1984
UPDATED THROUGH JANUARY 2026
WITH PROPOSED CHANGES DECEMBER 2026

Note: since these amendments address multiple subjects, the revisions have been color-coded as follows:

- Data Centers – **Red**
- Stormwater – **Blue**
- Public Utility Exceptions – **Green**
- TDEC Utility Easements – **Purple**
- General Language - **Orange**

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GREENE COUNTY, TENNESSEE

TITLE OF RESOLUTION

A resolution establishing zone districts within the unincorporated territory of Greene County, Tennessee regulating the uses of property therein, adopting a map of said districts, requiring zoning permits for the construction and use of buildings and premises within said districts, establishing the office of building commissioner, establishing a board of zoning appeals and fixing the powers and duties thereof, and providing for the adjustment, enforcement and penalties for violation of this resolution.

This resolution shall be known as the "Zoning Resolution of Greene County, Tennessee." The map herein referred to which is identified by the title "Zoning Map of Greene County, Tennessee," dated August 1984 and all explanatory matter thereon are hereby adopted and made a part of this resolution.

AUTHORITY FOR RESOLUTION

WHEREAS, authority has been conferred by the State Legislation in Section 13-7-101 through Section 13-7-115, Tennessee Code Annotated to provide for the establishment of districts or zones in portions of Greene County which lie outside the limits of municipal corporations for the location, height, and size of buildings and structures, the percentage of lot occupancy, the required open spaces, the density and distribution of population and the uses of lands, buildings, and structures, and

WHEREAS, the Greene County Planning Commission, after a comprehensive study of present land uses, development and development trends, has prepared, adopted and recommended zones and appropriate regulations to which all owners of property affected were given ample opportunity, after public notice, to file their protests or criticisms thereon, if any.

Now, therefore, be it resolved by the Greene County Board of Commissioners as follows:

ARTICLE I
GENERAL PURPOSE

For the purpose of promoting the public health, safety, morals, convenience, order, prosperity, or general welfare of Greene County, Tennessee, and to lessen congestion in the streets, to secure safety from fire, flood, panic and other dangers, to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, to promote desirable living conditions and the sustained stability of neighborhoods, protecting property against blight and depreciation, securing economy in government expenditure, concerning the value of building and encouraging the most appropriate use of lands, buildings, and other structures throughout the county, all in accordance with a comprehensive plan. The Board of Commissioners of Greene County, Tennessee, does hereby ordain and enact into law the following articles and sections:

ARTICLE II
DEFINITIONS OF TERMS USED IN ORDINANCE

Except as specifically defined herein, all words used in the ordinance have their customary dictionary definition. For the purpose of this ordinance, certain words or terms used herein shall be defined as follows: words used in the present tense include the future tense. Words used in the singular number include the plural, and words used in the plural include the singular. The word "person" includes a firm, co-partnership, company, organization, trust, association, corporation, as well as an individual. The word "lot" includes the word plat or parcel. The word "building" includes the word structure. The word "shall" is always mandatory. The word "used" or "occupied" as applied to any land or building shall be construed to include the word intended, arranged or designed to be used or occupied.

Access. The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property.

Accessory Use or Accessory Structure. A use or structure incidental and subordinate to the main use of the property and located on the same lot as the main use.

Adult Oriented Establishments. Sexually explicit establishments which cater to an exclusively or predominately adult clientele and including but not limited to: adult bookstores, adult theaters, adult motion picture theaters, cabarets, and other enterprises which regularly feature materials, acts, or displays involving complete nudity or exposure of human genitals, pubic regions, buttocks, or female breasts and/or sexual enticement or excitement.

Agrivoltaics: a solar energy system co-located on the same parcel of land as agricultural production, including crop production, grazing, apiaries, or other agricultural products or services. (3/19/24)

Alley. A street which affords only a secondary means of access to a property.

Ambient noise level. For the purposes of these regulations, the background sound pressure level at a given location, measured prior to introduction of a new intrusive noise source. (3/19/24)

Arterial Road. A roadway that provides for traffic movement between areas and across portions of the county and secondarily for direct access to abutting land, as indicated on the zoning map of Greene County, Tennessee.

Automobile Wrecking Yard. The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of four (4) or more motor vehicles, which, for a period exceeding 60 days, have been unlicensed or have not been capable of operating under their own power and from which parts have been or are to be removed for reuse or sale, shall constitute evidence of an automobile wrecking yard.

Brownfield: abandoned, idled, or underused industrial or commercial facilities where expansion or redevelopment is complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. (3/19/24)

Building. A structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.

Building, Principal. A building in which is conducted the main or principal use of a lot on which said building is located.

Buffer zone. A landscaped area located around the perimeter of a property intended to decrease the potential nuisance of certain high-impact land uses, such as solar energy systems, campground, and RV parks. Other than landscaping, buffer zones shall only contain the necessary signage (such as entry, directional, and business signs), opaque fencing. The width of a buffer zone shall be as required elsewhere in these regulations. (8/18/25)

Business Sign. A sign which directs attention to a business or profession conducted on the premises. A "For Sale" sight or a "To Let" sign for the property on which it is displayed shall not be deemed a business sign.

Campground. A plot of ground upon which two (2) or more designated campsites are located, established or maintained for occupancy by camping units for use as temporary living quarters for recreation, education or vacation purposes. (8/18/25)

Campground, special event. Temporary accommodation provided close to an event or on the grounds, for use by attendees, but not the general traveling public. Accommodation shall be provided for no more than a four (4) day period for any special event, limited to a maximum of 4 events per calendar year, each event separated by sixty (60) days. (8/18/25)

Camping Dispersed. Camping that does not take place in a traditional campground or RV Resort where designated campsites are not used. The entirety or portion of may be set aside for “dispersed camping area”, which campers may reach by hiking, bicycling, horseback or vehicle. (8/18/25)

Center Line of the Street. That line surveyed and monumented by the governing body shall be the center line of the street or if such center line has not been surveyed, it shall be that line running midway between the outside curbs or ditches of such street.

Clinic, Medical. A clinic providing medical services for out patients only.

Club, Private. An organization catering exclusively to members and their guests, or premises and buildings for recreational or athletic purposes which are not considered primarily for gain, providing that any vending stands, merchandising or commercial activities are conducted only as required generally for the membership of such club.

Collector Street. A street providing for traffic movement within areas of the county and between major streets and local streets for direct access to abutting property as indicated on the zoning map of Greene County, Tennessee.

Crematory. A facility where human or domesticated pet remains are cremated through the process of cremation.

Cryptocurrency mining: A process which uses immense amounts of power to run numerous computers, generating an excessive amount of heat that must be dissipated by cooling systems. The facilities, which often operate twenty-four hours a day, seven days a week, are typified by high electricity and water use, high noise levels, enhanced safety and security needs, and low employment densities. (3/19/24)

Data center, or data storage center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations. There are different types of data centers, and depending on the ownership and precise requirements of a business, a data center's size, shape, location and capacity may vary. (3/19/24) For purposes of data centers, data storage centers, edge computing facilities, and like uses, definitions in Article XIV shall govern wherever they differ from those in this Article.

Data mining. The process of searching and analyzing a large batch of raw data in order to identify patterns and extract useful information. (3/19/24) For purposes of data and/or cryptocurrency mining facilities, definitions in Article XIV shall govern wherever they differ from those in this Article.

Day Care Home. A home operated by any person, social agency, corporation or institution, or any other group which receives a minimum of five (5) and a maximum of twelve (12) children [and up to three (3) additional school age children who will only be present when school is not in session], provided such establishment is licensed by the state and operated in accordance with state requirements. Day Care Homes that have more than fifteen (15) children shall be considered private schools for the purpose of this ordinance and shall be allowed in the same zones and under the same conditions as private schools.

Decibel "dB". The unit used to measure the intensity of a sound, measured on a logarithmic scale, which corresponds to the way our ears interpret sound pressures. (3/19/24)

Decibel A "dB(A)". A measurement of sound that has been adjusted to consider the varying sensitivity of the human ear to different frequencies of sound, where low and very high frequencies are given less weight than on the standard decibel scale. This measurement shall not be used in determining maximum noise levels required in these regulations,

because they underestimate the perceived loudness, annoyance factor, and stress-inducing capability of noises with low frequency components, especially at moderate and high volumes of noise. (3/19/24)

Dwelling, Multi-Family. A building or portion thereof, designed for occupancy by three or more families living independently of each other.

Dwelling, Single-Family. A detached building containing one dwelling unit and designed for occupancy by one family only.

Dwelling, Two-Family. A detached building containing two dwelling units and designed for occupancy by two families.

Dwelling Unit. One or more rooms in a building designed for occupancy by one family and having not more than one principal cooking facility.

Farming. This includes all forms of farming and agriculture, the growing of crops in the open, dairying, grazing, and raising and maintaining of poultry and other livestock, horticulture, forests and woods.

Family. An individual or two or more persons related by blood, marriage, legal adoption, or legal guardianship, living together as one housekeeping unit using one kitchen, and providing meals or lodging to not more than three unrelated persons living together as one housekeeping unit using one kitchen.

Fifth wheel trailer. A vehicle, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size and weight as to not require a special highway movement permit and designed to be towed by a motorized vehicle that contains a towing mechanism mounted above or forward of the tow vehicle's rear axle. (Added 7/17/17)

Folding camping trailer. A vehicle mounted on wheels and constructed with collapsible partial side walls that fold for towing by another vehicle and unfold at the campsite to provide temporary living quarters for recreational, camping, or travel use. (Added7/17/17).

Flood Zone Resolution. For purposes of Article IX, flood zone resolution, requirements thereof, or regulations thereof, shall be defined as the Greene County Flood Damage Prevention Resolution, as it now exists or may be amended.

Front Yard. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street line and the front line of the building projected to the sidelines of the lot.

Garage, Repair. Any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, repair, or painting of motor

vehicles is conducted or rendered. Repair garages typically include the towing of motor vehicles to the premises for service as part of their operations.

Gasoline Service Station. Any building or premises where the primary use is the supply and dispensing at retail of motor fuels, lubricants, batteries, tires, and motor vehicle accessories. Gasoline service stations shall not include premises where heavy automobile maintenance activities such as engine overhauls, painting, and body work are conducted.

General Store. A general store in the context of this ordinance is a store selling convenience goods but specifically excludes the sale of alcoholic beverages for on or off premise consumption.

Height of Buildings. The vertical distance from the grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the center height between the highest and lowest points on other types of roofs.

Home Occupations. Customary, incidental, home occupations conducted within the principal building provided there is not external evidence of such occupation except an announcement or professional sign attached to the principal building not more than two square feet in area, that only one person not a resident of the premises is employed and that not more than 25 percent of the total floor area of any dwelling unit is in such use.

House trailer. See mobile home. (Added 7/17/17).

Immissions. The sound heard by an observer that, outdoors, can be influenced by, among other things, the terrain, sound absorption by the ground, and wind and temperature gradients. (3/19/24)

Infrasound. Sound with a vibration frequency that, although it is lower than the detectable limit for humans, has been found to have a negative impact on humans and animals. (3/19/24)

Installation. For purposes of Article IX, installation shall be defined as an accessory building, mobile home, or other movable structure that shall become or is a permanent or semi-permanent improvement.

Intrusive noise. Noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, and tonal or informational content as well as the prevailing ambient noise level. (3/19/24)

Large Wind Energy System. Wind turbine(s) and all associated equipment, machinery and structures utilized to convert wind to electricity for use off-site of the property where they are located. The system includes, but is not limited to, towers, transmission, storage,

collection and supply equipment, substations, transformers, and service and access roads; does not include equipment that, when installed in connection with a dwelling, transmits or uses wind energy to produce energy in a useful form for residential purposes. (3/19/24)

Livestock. Domestic animals of types customarily raised or kept on farms for profit or other purposes.

Livestock Feeding Yard. An enclosure designed or used for the purpose of the concentrated feeding or fattening of livestock for marketing.

Livestock Sales Yard. An enclosure or structure designed or used for holding livestock for purposes of sale or transfer by auction, consignment, or other means.

Lot. A parcel or tract of land.

Lot Area. The total horizontal area within the lot lines of a lot exclusive of streets, and easements of access to other property.

Lot Corner. A lot abutting on two or more streets other than an alley, at their intersection.

Lot Line. The property line bounding a lot.

Lot Line, Front. The lot line separating the lot from the street other than an alley, and in the case of a corner lot, the shortest lot line along a street other than an alley.

Lot Line, Rear. The lot line which is opposite and most distant from the front lot line. In the case of an irregular, triangular, or other shaped lot, a line ten feet in length within the lot parallel to and at a maximum distance from the front lot line.

Lot Line, Side. Any lot line not a front or rear lot line.

Lot Width. The average horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line.

Manufactured home. Any structure, transportable in one (1) or more sections, which, in the traveling mode, is eight (8) or more body-feet in width or forty (40) or more body-feet in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. (Added 7/17/17).

Mobile Home. A trailer house to be used as a residence not less than thirty-two (32) feet in body length designed for long term occupancy and containing a flush toilet, a tub or shower bath, and kitchen facilities with water supply, electrical supply and sewage disposal connected to outside systems. A mobile home for the purpose of this ordinance does not

include a mobile unit to be used in conjunction with a commercial or industrial activity. (Added 7/17/17).

Mobile home. Any vehicle or conveyance, not self-propelled, designed for travel upon the public highways, and designed for use as a residence, office, apartment, storehouse, warehouse, or any other similar purpose. (Added 7/17/17).

Mobile Home Park. An area or tract of land of not less than two (2) acres where two or more mobile homes as herein defined are placed, located or maintained or intended to be placed, located or maintained for permanent residence, and shall include all accessory buildings used or intended to be used as part of the equipment thereof.

Motor home. A motorized vehicle designed to provide temporary living quarters for recreational, camping, or travel use. The vehicle must contain at least four (4) of the following permanently installed independent life support systems which meet the National Fire Protection Association Standard for Recreational Vehicles:

1. A cooking facility with an on-board fuel source;
2. A potable water supply system that includes at least a sink, faucet, and water tank with an exterior service supply connection;
3. A toilet with exterior evacuation;
4. A gas or electric refrigerator;
5. A heating or air conditioning system with an on-board power or fuel source separate from the vehicle engine; or
6. An electric power system separate from the vehicle engine. **(Added 7/17/17).**

Mobile Home Sales. A premises on which one or more uninhabited new or used mobile homes are located for the purpose of sale.

Mobile Home Subdivision. A subdivision of land designed for occupancy by mobile homes exclusively and where the individual lots are sold to the occupant.

Mobile Unit. A mobile unit is a structure designed to be transported on its own wheels or on a trailer or detachable wheels and specifically designed from the factory to serve as an office, classroom, restaurant, or similar commercial or industrial function.

Mobile Home Wrecking or Salvage Yard. A premises where one or more uninhabited mobile homes are located for the purpose of wrecking, storage, repair or any other non-residential purpose.

Noise. Any sound that annoys or disturbs human beings or that causes or tends to cause an adverse psychological or physiological effect on human beings. (3/19/24)

Noise barriers. A form of engineered noise control measure in the form of a fence, wall, an earth berm, or a combination of these. (3/19/24)

Noise disturbance. Means any sound which: endangers or injures the safety or health of human beings or animals, annoys or disturbs a reasonable person of normal sensitivities, or endangers or injures personal or real property. (3/19/24)

Noise impact assessment. A study which establishes the noise and vibration impacts of a regulated use, including actions needed to mitigate noise and vibration to required levels. (3/19/24)

Nonconforming Structure or Use. A lawful existing structure or use at the time of this ordinance or any amendment thereto becomes effective which does not conform to the requirements of the zone in which it is located.

Nonparticipating landowner. A landowner not under a lease or other property agreement with the owner or operator of a wind turbine facility. (3/19/24)

Owner. An owner of property or the authorized agent of an owner.

Person. The word "person" includes a firm, co-partnership company, organization, trust association, corporation as well as an individual.

Personal use: In regards to wind energy, the on-site generation of electricity only for the site/parcel where the wind turbine is located. (3/19/24)

Public Utility or Public Utility Facility. A public utility or public utility facility in the context of this ordinance is a facility providing a public service which is owned or authorized by a municipal, county, state or federal government in the provision of such services as transportation, water supply, sewerage treatment, electricity, natural gas and telephone, telegraph or microwave transmission. A public utility or public utility facility specifically excludes sanitary landfills, solid waste hazardous wastes and nuclear disposal facilities.

Recreational vehicle (also referred to as RV). A vehicle which is either self-propelled or towed by a consumer-owned tow vehicle, and designed to provide temporary living quarters for recreational, camping, or travel use that complies with all applicable federal vehicle regulations and does not require a special-movement permit to legally use the highways; and includes motor homes, travel trailer, fifth wheel travel trailers, and folding camping trailers. (Amended 8/18/25).

Renewable Energy: Energy from sources such as the sun, water, and wind, that are naturally replenished and do not run out. (3/19/24)

Rooming or Boarding House. A building containing a single dwelling unit and not more than five guest rooms where lodging is provided with or without meals for compensation.

RV Resort: a development that is exclusive by design and structure and contains

paved roads, concrete parking pads and more space between campsites than required in standard RV parks. Electric, water and septic hookups are required for each campsite. Amenities can include pools, spas, fitness centers, clubhouses, convenience stores, eateries, tennis courts, bath house with showers, coin operated machines, and like uses, intended for and only used by resort guests. Sites include full hookup, 30, 50 or higher amp service (as required by state electrical regulations), water and sewer connections. (8/18/25)

Self-storage facility. A building or group of buildings divided into separate compartments that are leased or rented on an individual basis to individuals or small businesses to meet their temporary storage needs. The description includes temperature- controlled facilities. May also be known as mini-warehouses or self-service storage facilities. (Added 9/12/22).

Short term rental. A residential property that is rented to travelers for no more than thirty (30) days at a time, and includes any type of residential structure that meets all applicable requirements for Greene County. Short term rentals can be a portion or the entirety of a house, boat, tiny house, etc. (but does not include reworked storage containers). (6/17/24)

Sign. An identification, description, illustration, or devise which is affixed to or represented, directly or indirectly, upon a building, structure, or land, and which directs attention to a place, activity, person, institution, or business.

Sign, Off-premises Advertising (Billboard). An off-premise advertising sign is an outdoor advertising sign, including the supporting sign structure, which directs the attention of the general public to a business, service, or activity not usually conducted or a product not usually offered or sold upon the premises where such sign is located. These signs shall be on private property by written permission.

Sign, Off-Premises Directional. An off premise sign giving directional instructions, or facility address information. These signs shall be on private property by written permission. These signs are not for advertisement, but for locational purposes only. The maximum size of each such sign shall be sixteen (16) square feet. These signs shall be constructed of wood or metal and shall be permanently affixed to the ground.

Site plan. A graphic representation of how a site is proposed to be developed which includes information on existing and proposed site layout, landscaping, construction, paving, utilities, drainage, soil erosion control, topography, and the like. The particular information required to be shown depends upon the existing condition/use of the site, the proposed use, and the potential impact to off-site roads and properties. (3/19/24)

Site Reconnaissance Inspection. An early investigation of property including information such as topographical and geological features that is intended to eliminate sites which are impractical or unfeasible to develop for a particular use, and to identify more promising areas for development. (3/19/24)

Small Wind Energy System. Wind turbines that are accessory to the principal use on-site, sized to generate electricity for personal, on-site use only, and are generally comprised of a rotor, a generator or alternator mounted on a frame, a tail (usually), a tower, wiring, and the "balance of system" components (controllers, inverters, and/or batteries). They are not permitted in the R-1, Low Density Residential District; R-2, Medium Density Residential District; or platted and recorded residential subdivisions, regardless of zone. (3/19/24)

Solar Energy System (SES). Any device, mechanism, structure, apparatus, or part thereof, whose primary purpose is to collect solar energy and convert and store it for useful purposes including heating and cooling buildings or other energy saving processes, or to produce generated power by means of any combination of collecting, transferring, or converting solar-generated energy. SES's includes all components of the electricity generating facility (inverters, transformers, switchgear, substations, communications infrastructure, and other ancillary or related equipment), but does not include transmission lines or generation tie lines connecting the SES to a utility-owned substation. (3/19/24)

Solar energy system, Battery Energy Storage System. An electrochemical device that charges (or collects energy) from the electrical grid or an electricity generating facility, such as a community scale or utility scale installation, and then discharges that energy at a later time to provide electricity or other grid services when needed. (3/19/24)

Solar Energy System, Building Integrated (BIS). SES's where solar materials are incorporated into building materials, such that the two are reasonably indistinguishable, or where solar materials are used in place of traditional building components, such that the SES is structurally an integral part of a house, building, or other structure. An ISES may be incorporated into, among other things, a building façade, skylight, shingles, canopy, ground mount system, light, or parking meter. It does not describe systems where solar panels are installed on a roof. (3/19/24)

Solar Energy System, Building-Mount (BMS). Includes "roof-mount". An SES that is structurally mounted to a house, building or other structure on property where the principal use is not related to the production of energy. Though the system shall be designed to only provide energy for the property upon which it is located, excess energy may be sold as permitted by state and federal law. (3/19/24)

Solar Energy System, Fixed Tilt. Solar panels/arrays that, as they do not adjust their position in relation to the sun, remain at a constant height, a measurement needed to ensure compliance with maximum height requirements. (3/19/24)

Solar Energy System, Footprint. The footprint of a ground-mounted solar energy system (SES) is calculated by drawing a perimeter around the outermost SES panels and any

equipment necessary for the functioning of the SES, such as transformers and inverters. The footprint does not include any visual buffer or perimeter fencing. Transmission lines (or portions thereof) required to connect the SES to a utility or consumer outside the SES perimeter shall not be included in calculating the footprint. (3/19/24)

Solar Energy System, Ground Mount (GMS). An SES that is structurally mounted on a rack or pole that rests on or is attached to the ground. Ground-mounted systems can be either accessory or principal uses. (3/19/24)

Solar Energy System, Ground Mount, Accessory (AGMS). An SES that is structurally mounted to the ground and accessory to the principal use on the property. Though the system shall be designed to only provide energy for the property upon which it is located, excess energy may be sold as permitted by state and federal law. (3/19/24)

Solar Energy System, Photovoltaic (PV) Solar. PV materials and devices convert sunlight into electrical energy. A single PV device is known as a cell, and several cells linked together form a solar panel, which in turn are linked to form a solar array. (3/19/24)

Solar Energy System, Solar Array. A collection of multiple solar panels wired together and used to generate electricity. (3/19/24)

Solar Energy System, Tilt. Also known as s "Solar Tracking System", they are solar panels/arrays that are on a single or dual axis which permits them to move to "follow the sun". The height of the array can change as it moves, and the maximum possible height attained by the arrays shall be used to determine compliance with maximum height requirements. (3/19/24)

Solar Energy System, Utility-Scale (USGMS). A ground-mounted SES where energy generation is the principal use of the property and the power generated is sold directly into the electric grid. (3/19/24)

Street. A public right-of-way for vehicular and pedestrian traffic.

Structural Alteration. Any change to the supporting members of a structure including foundations, bearing walls or partitions, columns, beams, girders, or any structural change in the roof or in the exterior walls.

Structure. Something constructed or built and having a fixed base on, or fixed connection to, the ground or another structure.

Superfund site. A site, larger and more heavily contaminated than a brownfield that may pose a threat to life. For the purposes of these regulations, a superfund site is not classed as a brownfield. (3/19/24)

Tiny Home. A structure intended for residential use that may be built on-site or transported from a manufacturing facility, that contains cooking and sanitary facilities, the latter of which may have either permanent or temporary connections to utilities. (Added 7/17/17).

Travel trailer. A vehicle, mounted on wheels, designed to provide temporary living quarters for recreational, camping, or travel use of such size and weight as to not require a special highway movement permit when towed by a motorized vehicle. (Added 7/17/17).

Use. The purpose for which land or a structure is designed, arranged, or intended or for which it is occupied or maintained.

Vibration. To shake slightly and quickly, or to cause something to do this, in a way that is felt rather than seen or heard. It is commonly associated with low frequency noise and can be transmitted both through the ground (ground-borne) and through the air (air-borne).

Vibration isolation. A technique used to suppress and minimize unwanted trembling caused by a vibrating device or system that can help effectively interrupt the transmission of vibration from the source to another structure. (3/19/24)

Vibration perception threshold. The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold will be presumed to be a motion velocity of 1/100 inches per second over the range of one to 100 Hz. (3/19/24)

Yard. An open space on a lot which is unobstructed from the ground upward except as otherwise provided in this ordinance.

Yard, Front. A yard between side lot lines and measured horizontally at right angles to the front lot line from the nearest point of a building. Any yard meeting this definition and abutting on a street other than an alley, shall be considered a front yard.

Yard, Rear. A yard between the side lot lines and measured horizontally at right angles to the rear lot lines from the rear lot line to the nearest point of a building.

Yard, Side. A yard between the front and rear yard measured horizontally at right angles from the side lot line to the nearest point of a building.

Yard, Street Side. A yard adjacent to a street between the front yard and rear lot line measured horizontally and at right angles from the side lot line to the nearest point of a building.

ARTICLE III
ESTABLISHMENT OF DISTRICTS

Greene County is divided into nine (9) underlying zoning districts, with an additional Data Center Overlay District (DC-O) that supplements and does not replace the underlying district designation:

~~For the purpose of this ordinance, Greene County, Tennessee is hereby divided into nine (9) classes of districts as follows:~~

A-1 - General Agriculture District

A-2 - Agriculture-Residential District

R-1 - Low Density Residential District

R-2 - Medium Density Residential District

B-1 - Neighborhood Business District

B-2 - General Business District

B-3 - Arterial Business District

M-1 - Light Industrial District

M-2 - Heavy Industrial District

DC-O - Data Center Overlay District.

The overlay may be designated by county-initiated or applicant-initiated zoning map amendment in accordance with Article XIV and T.C.A. § 13-7-105. Adoption of the overlay regulations alone does not apply the overlay to any parcel.

The boundaries of these districts are hereby established as shown on the map entitled "Zoning Map of Greene County, Tennessee," dated August 1984, which accompanies this ordinance and which is on file in the office of the County Building Commissioner. Unless otherwise specifically indicated on the map, the boundaries of districts are lot lines or center lines of streets or alleys or such lines extended, the boundary lines with cities, or a line midway between the main track of a railroad or the center lines of streams or other water bodies.

ARTICLE IV
APPLICATION OF REGULATIONS

Except as hereinafter provided:

401. Use. No building, structure or land shall hereafter be used and building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the district in which it is located*, and provided structures may only be used for their intended use*. (Added 7/17/17).

402. Public Road Frontage. ~~No dwelling shall be erected on a lot which does not abut a county, state or federal maintained road of at least fifty (50) feet;~~ **except** ~~those lots that meet the requirements as set forth in (1) the Greene County Zoning Resolution, Article VIII, Exceptions and Modifications, Section 801, Lot of Record, or (2) the Greene County Subdivision Regulations, Article III, General Requirements and Minimum Standards of Design, Section C(1)(c).~~

No dwelling shall be erected on a lot which does not abut a county, state or federal maintained road for a distance of at least fifty (50) feet, except for lots meeting one of the following requirements:

1. The Greene County Zoning Resolution, Article VIII, Exceptions and Modifications, Section 801, Lot of Record;

2. The Greene County Subdivision Regulations, Article III, General Requirements and Minimum Standards of Design, Section C.1.c, pertaining to qualifying nonconforming lots;

3. The Greene County Subdivision Regulations, Article III, General Requirements and Minimum Standards of Design, Section C.1.a, pertaining to lots served by private roads approved by the Greene County Regional Planning Commission in accordance with Article III, Section A.14 of the Subdivision Regulations; or

4. The Greene County Zoning Resolution, Article V, Section 501.5, pertaining to qualifying properties with access by recorded right-of-way or easement.

Lots qualifying under subsection (3) shall have legal access to the approved private road and shall comply with all applicable provisions of the Greene County Zoning Resolution and Subdivision Regulations. Approval of a private road shall not constitute acceptance of the road for public maintenance.

403. Corner Lots. The minimum width of a side yard along an intersecting street shall be fifty percent (50%) greater than the minimum side yard requirement of the district in which the lot is located.

404. One Principal Building on a Lot. Only one principal building and its customary accessory buildings may hereafter be erected on any lot unless the second or additional buildings meet all of the requirements of the district in which it is located.

405. Yard and Other Spaces. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other space required under this ordinance for another building.

406. Reduction of Lot Size. No lot shall be reduced in area so that yards, lot area per family, lot width, building area or other provisions of this ordinance cannot be met.

407. Conformity to Subdivision Regulations, No building permits shall be issued for or no building shall be erected on any lot within the county, unless the street giving access to the lot upon which said building is proposed to be placed shall have been accepted or opened as a public street prior to that time or unless such street corresponds in its location and lines with a street shown on a subdivision plat approved by the Greeneville or Greene County Planning Commission and such approval entered in writing on the plat by the secretary of the commission.

408. Height and Density. No building or structure shall hereafter be erected or altered so as to exceed the height limit, to accommodate or house a greater number of families, to have narrower or smaller front yards or side yards than are required or specified in the regulations herein for the district in which it is located.

409. Deed Restrictions. Deed restrictions shall not be construed to be superseded nor abrogated by this zoning resolution where the provisions of this ordinance are less restrictive in nature than the restrictions in the deed; nor shall deed restrictions be construed to override, annul, abrogate, or supersede any provisions of this ordinance where said deed restrictions are less restrictive in nature than the provision of this ordinance.

410. Overlay Districts. Underlying district regulations continue to apply where an overlay district is mapped, except where expressly modified by the overlay. The more restrictive standard applies in a conflict, except where Article XIV expressly supersedes an underlying dimensional standard.

ARTICLE V
GENERAL PROVISIONS

501. Continuance of Nonconforming Uses. Any lawful use of any building or land existing at the time of the enactment thereafter may be continued although such use does not conform with the provisions of this ordinance with the following limitations.

501.1 No building or land containing a nonconforming use shall hereafter be extended unless such extensions shall conform with the provisions of this ordinance for the district in which it is located; provided, however, that a nonconforming use may be extended throughout those parts of a building which were manifestly arranged for such use prior to the enactment of this resolution.

501.2 Any nonconforming building which has been damaged by fire or other causes, may be reconstructed and used as before, unless it is determined by the building official that the building is damaged to the extent of more than seventy-five percent (75%) of the fair cash market value of the structure in which case any repair or reconstruction shall be in conformity with this ordinance.

501.3 When a nonconforming use of any building or land has ceased for a period of two years, it shall not be reestablished or changed to any use not in conformity with the provisions of this ordinance.

501.4 Any building containing a nonconforming use shall not be changed to another nonconforming use unless it is determined by the Board of Zoning Appeals that such use is less offensive than the previous use.

501.5 Owners of all properties that have access to a road on the Greene County Road List only by right-of-way or easement, may be issued one (1) building permit provided the subject property was subdivided into this state prior to the effective date of July 1, 2006, and further provided that written documentation can be provided by an attorney or surveyor attesting to the legality to the egress and ingress to said property. (1/20/2026)

502. Off-Street Automobile Parking. Off-street automobile parking space shall be provided at the time of erection of any building or structure or at the time any main building or structure is enlarged or increased in capacity by adding dwelling units, guest rooms, seats or floor area, or before conversion from one zoning use of occupancy to another. The number of automobile parking spaces provided shall be at least as great as the number specified for the various uses. Each parking space shall have at least two hundred (200) square feet in area and at least an aggregate of three hundred twenty-five (325) square feet for parking and turning space, and shall be provided so that no vehicle will be required to back into a street. The parking shall have vehicular access to a public street and shall be in accordance with the following requirements.

502.1 Residential parking shall consist of a parking lot, driveway, garage, or combination thereof and shall be located on the lot they are intended to serve.

502. 2 Any area once designated as required off-street parking shall not be changed to any other use unless and until equal facilities are provided elsewhere.

502.3 Off-street parking existing at the effective date of these regulations in connection with the operation of an existing building or use shall not be reduced to an amount less than hereinafter required for a similar new building or use.

502.4 Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately.

502.5 The number of automobile parking spaces provided shall be at least as great as the number specified for the various uses below:

A. Automobile Repair Garages: One space for each regular employee plus one space for each two hundred fifty (250) square feet of floor space used for repair work.

B. Automobile wrecking, junk or salvage yard which offers for sale to the public any new or used merchandise. One space for each two (2) employees, plus one space for each ten thousand (10,000) square feet of lot area, or two (2) spaces for each one thousand (1,000) square feet of floor area whichever is greater.

C. Banks, Business or Professional Offices: One space for each 300 square feet of usable floor space plus one space for each two employees.

D. Barber Shop or Beauty Parlor: Two spaces per barber or three spaces per beautician.

E. Boarding or Rooming House: One space for each two boarders or guests provided overnight accommodations.

F. Bowling Alleys: Five spaces per alley.

G. Churches: One space for each four seats.

H. Funeral Homes: One space for each four seats.

I. Gasoline Filling Stations: Two spaces for each service bay plus one parking space for each employee.

J. Hospitals and Nursing Homes: One space for each four beds plus one space for each four staff members or visiting doctors plus one space for each two employees, including nurses, computed on the basis of the greatest number of persons on duty at one period during the day or night.

K 1. Hotels, Motels and Tourist Courts: One space per guest bedroom plus one for each two employees.

K 2. Short term rental. When the entire structure is available for rent, sufficient space for overnight guests shall be provided. This shall be a minimum of two (2) off-street parking spaces, or one space for each bedroom and each sleep area (i.e., a sleeper sofa in a den), whichever is greater. If only a portion of the structure is available for rent, one space per each bedroom and each sleep area shall be provided. (6/17/24)

L. Industry: One space for each three employees computed on the basis of the greatest number of persons employed at any period during the day or night.

M. Lodges and Clubs: One space for each 200 square feet of floor space or one space for each four members whichever is greater.

N. Places of Public Assembly: One space for each five seats in the building or structure based on the maximum seating capacity.

O. Residential: Two spaces per dwelling unit in single and two-family structures and one and one-half (1½) spaces per dwelling unit in multiple-family dwellings.

P. Restaurants and Night Clubs: One space for each one hundred (100) square feet of floor area devoted to patron uses plus one space for each employee.

Q. Retail Stores, Supermarkets, Department Stores and Personal Service Establishments except as otherwise specified herein: One space for each two hundred (200) square feet of retail floor space.

R. Schools: One space for each teacher plus one space for each employee normally engaged in or about the building or ground, plus one space for each four pupils, except in junior and elementary schools which will have one space for each one hundred (100) pupils.

S. Wholesale Business: One space for each employee plus one space for each three thousand (3000) square feet of floor space.

T. Location on Other Property: If the required automobile parking spaces cannot reasonably be provided on the same lot on which the principal use is conducted, such space may be provided on other off-street property provided such space lies within four hundred (400) feet of the main entrance of the principal use. Such Automobile space shall be associated with the principal use and shall not thereafter be reduced or encroached in any manner.

503. Off-Street Loading and Unloading Space. On every lot on which a business, trade or industry use is hereafter established, space with access to a public street or alley shall be provided as indicated below for the loading and unloading of vehicles off the public street or alley.

503.1 Retail Business: One space of at least twelve by twenty-five (12x25) feet for each three thousand (3,000) square feet of floor area or part thereof.

503.2 Wholesale and Industrial: One space of at least twelve by fifty (12x50) feet for each ten thousand (10,000) square feet of floor area or part thereof.

503.3 Bus and Truck: Sufficient space to accommodate the maximum number of buses or trucks that will be stored and loading or unloading at the terminal at any one time.

504. Vision Clearance. No fence, wall, shrubbery, sign, or other obstruction to vision between the height of three (3) feet and fifteen (15) feet shall be permitted within twenty (20) feet of the intersection of the right-of-way lines of streets or of streets and railroads.

505. Design, Construction and Maintenance of Off-Street Parking and Unloading Lots.

505.1 Clearly defined driveways used for ingress and egress shall be confined to and shall not exceed thirty (30) feet in width, exclusive of curb returns. Unless otherwise approved by the Planning Commission, there shall be one point of ingress and egress to each parking or unloading lot.

505.2 All areas devoted to permanent off-street parking and loading and unloading as required under this section shall be of a sealed surface construction and maintained in such a manner that no dust will result from continuous use.

505.3 Parking and loading and unloading lots shall be well drained to eliminate surface water.

505.4 Where a parking or loading and unloading lot abuts the side or rear lot lines of a residential district, there shall be established a setback line of ten feet from such side and rear lot lines. The land between the setback and the lot line in a parking lot is for the purpose of this ordinance called a buffer strip. The ground in

the buffer strip shall be prepared and shall be planted with trees, shrubs, grass, and other material as may be required by the Planning Commission.

505.5 Where a parking or loading and unloading lot is contiguous to a residential district which as common frontage in the same block with the parking lot, there shall be established a setback line of ten feet from the street line. The ten foot setback area shall be landscaped with trees, shrubs, grass and other plant material in a manner as may be required by the Planning Commission.

506. Access Control. In order to promote the safety of the motorist and pedestrian and to minimize traffic congestion and conflict by reducing the points of contact the following regulation shall apply.

506.1 A point of access, i.e., a drive or other opening for vehicles onto a street shall not exceed thirty (30) feet in width.

506.2 There shall be no more than two (2) points of access to any one (1) public street on a lot of less than four hundred (400) feet but more than one hundred (100) feet in width. Lots less than 100 feet in width shall have no more than one (1) point of access to any one (1) public street.

506.3 No point of access shall be allowed within ten (10) feet of the right-of-way of any public street intersection.

506.4 Where sidewalks exist, the area existing between the street and the interior parking space or driveway parallel to the street shall have a curb of at least six (6) inches in height and six (6) inches in width separating the parking area from the sidewalk to prevent encroachment of vehicles onto the sidewalk area.

506.5 No curbs on county streets or rights-of-way shall be cut or altered without written approval of the building commissioner or county road commissioner.

506.6 Cases requiring variances relative to this action, and hardships not caused by the property owner, shall be heard and acted upon by the Board of Zoning Appeals, provided further, that no curb cuts for off-street automobile storage or parking space shall be permitted where the arrangement would require that vehicles back directly into a public street.

506.7 Access control on property abutting state or federal highways shall be governed by official regulations of the Tennessee Department of Transportation, Division of Highways.

507. Alcoholic Beverages. The retail sale of beverages having an alcoholic content of less than five percent (5%) by weight and the retail sale of beverages having an alcoholic content of more than five percent (5%) by weight and requiring for their sale a license issued by the Tennessee Alcoholic Beverage Commission shall be permitted only in a B-2

and B-3 zoning district. No such sale, however, shall be permitted until all state laws have been complied with and approval has been received from the Greene County Beer Board or other such board as designated by the Greene County Board of Commissioners.

508. Mobile Home Parks. Except for the A-1 General Agriculture District and the R-1 Residential District, mobile homes will be permitted only in approved mobile home parks. Each mobile home park shall be subject to the density provisions of the district in which it is located. A mobile home park is any plot of ground containing a minimum of two acres upon which two or more mobile homes, unless otherwise provided for in this ordinance, are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale.

509. Temporary Use Regulations. The following regulations are necessary to govern the operation of certain necessary or seasonal uses which are non-permanent in nature. Application for a temporary use permit shall be made to the building commissioner. Said application shall contain a graphic description of the property and a site plan, description of the proposed use and sufficient information to determine yard requirements, setbacks, sanitary facilities and parking spaces. The following uses are permitted as temporary uses and subject to specific regulations and time limits which follow and to the regulations of any district in which such use is located.

509.1 Carnival or Circus. May obtain a temporary use permit in any agriculture, commercial or Industrial district. Such permits shall be issued for a period of not longer than fifteen (15) days. Such uses shall only be permitted on lots where adequate off-street parking can be provided.

509.2 Christmas Tree Sale. May obtain a thirty (30) day temporary permit for display and sale of Christmas trees on open lots in any district.

509.3 Religious Tent Meetings. In any district, except a residential, a temporary use permit may be issued for a tent or other temporary structure to house a religious meeting. Such permit issued for not more than a thirty (30) day period. Such activity shall be permitted only on lots where adequate off street parking can be provided.

509.4 Temporary Buildings. In any district, a temporary use permit may be issued for a contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one year but may be renewed for six month extensions. Such use shall be removed immediately upon completion of the construction project or upon expiration of the temporary use permit whichever occurs sooner.

510. Placement of Manufactured/Mobile Homes. It shall be the responsibility of each person or company doing business as a mobile home dealer or mover to insure that the requirements of the Greene County Zoning Resolution are met prior to placing a manufactured/mobile home on any lot in the unincorporated territory of Greene County or

removing a manufactured/mobile home from any lot in the unincorporated territory of Greene County.

510.1 Each manufactured/mobile home dealer or mover shall obtain a building permit from the Greene County Building Commissioner prior to placing a manufactured/mobile home on any lot in the unincorporated territory of Greene County and permit must be posted 21-21a-1 while in transit and remain in structure until Certificate of Occupancy is issued.

510.2 Each manufactured/mobile home dealer or mover shall underpin and construct decks on each manufactured/mobile home in a neat and attractive manner. Materials used for underpinning and decks shall be new. Wood, metal, vinyl, brick, stone or other approved material. The underpinning and decks shall be completed within ninety (90) days after issuance of the permit. The manufactured/mobile home shall not be occupied until all requirements have been met and manufactured/mobile home's setup is completed and a Certificate of Occupancy has been issued.

510.3 If a property owner or any other person desires to remove a manufactured/mobile home (new, used or salvage) from any property/parcel in the unincorporated territory of Greene County, either to transport said manufactured/mobile home to a new site or location in Greene County or to move the manufactured/mobile home to another county, state, or demolition yard (or for any other purpose), the manufactured/mobile home must be moved by a licensed mobile home mover or transport company, The manufactured/mobile home mover or transport company must, before hooking to the manufactured/mobile home, secure a moving permit from the office of the Greene County Building Commissioner. There is no charge for the moving permit. The moving permit shall list the following:

A. Owner of the manufactured/mobile home and address where the manufactured/mobile home is presently situated.

B. The name, address, telephone number, and license number of the licensed mobile home mover or transport company.

C. An accurate description of the manufactured/mobile home to be moved, including the make, model and year of manufacture, and VIN number as well as a reasonable description of the color, length and width of the manufactured/mobile home to be moved.

This moving certificate shall be attached to manufactured/mobile home before it is moved and/or transported on any road, street or highway in Greene County, Tennessee.

510.4 Manufactured/mobile homes notwithstanding their condition are not permitted to be used as an accessory structure for storage or otherwise in the unincorporated territory of Greene County. (Added 2/18/20)

511.Wireless Transmission Facilities

511.1 Intent: These regulations shall apply to Wireless Transmission Facilities located within the unincorporated territory of Greene County, Tennessee. The purpose of these requirements is to provide for wireless transmission services while minimizing the potential negative impact of these facilities on neighboring properties. Reasonable technical standards and site plan review procedures will be used to carefully and fairly evaluate the placement and impact of wireless transmission facilities.

511.2 Definitions:

Mature System – shall mean an existing wireless transmission facility.

Tower – shall mean an existing wireless transmission facility; including, but not limited to, a self-supporting tower and/or monopole, together with any antenna or other appurtenances.

User – shall mean any wireless telecommunications carrier utilizing wireless transmission facilities for the purpose of production or transmission.

Wireless Transmission Facilities – shall include buildings, cabinets, structures and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers and all other buildings and structures relating to low-power mobile voice transmission, data transmission, video transmission, and radio transmission or wireless transmission accomplished by linking a wireless network of radio wave transmitting devices (including, but not limited to wire, cable, fiber optics, laser, microwave, radio, satellite, portable phones, pages, mobile phones, or similar facilities) to the conventional ground-wired communications system (including, but not limited to telephone lines, video and/or microwave transmission) through a series of short range, contiguous cells that are part of an evolving cell grid.

511.3 Procedures: The construction and maintenance of wireless transmission facilities is provided for in this Resolution through a procedure that requires approval by the Staff of the Greene County, Tennessee Building and Zoning Department (hereinafter referred to as "Enforcing Officer"). Wireless transmission facilities are permitted, subject to site plan review by the Enforcing Officer within all zoning districts.

511.4 Site Plan Requirements: The owner or authorized agent of any property proposed for the location of a wireless transmission facility within the unincorporated territory of Greene County, Tennessee shall prepare and submit a site plan meeting the following requirements:

1. Information showing the relationship of the proposed development to:

2. The actual shape, location, and dimensions of the lot.

3. The shape, size, and location of all buildings or other structures already located on the property including the existing and intended use of such buildings or other structures.

4. Existing zoning districts within a 500' radius.

5. The names and addresses of all adjacent property owners.

6. A location map indicating the proposed facility and all surrounding wireless transmission facilities within the radial distance of 2,500 feet.

7. The existing street system.

8. Location of all driveways and entrances.

9. Location of all accessory off-street parking areas to include a plan showing design and layout of such parking facilities if applicable.

10. Location of all accessory off-street loading docks if applicable.

11. Proposed ground coverage, floor area, and building heights.

12. Position of fences and walls to be utilized for screening (materials specified).

13. Position of screen planting (type of planting specified).

14. Proposed means of surface drainage, including all drainage ways and facilities.

15. Location of all easements and rights-of-way.

16. Location of areas subject to flooding.

17. Location and size of all utilities including all fire hydrants if applicable.

18. Location, type and size of proposed signs.

19. Signature of the property owner.

20. Location and plan for erosion and sediment control.

21. Site plan size 18”X24” or 24”X36” for plan submittal.

22. A site development plan shall be drawn to scale and plans shall indicate the scale used.

511.5 Development Plan: The site plan approved by the Enforcing Officer shall be valid for a period not to exceed one year. If construction of the wireless transmission facility is not 80% complete within one year and completed within 18 months of Greene County approval, the applicant shall be required to resubmit plans for appropriate review under the technical standards procedures applicable at the time of resubmission.

511.6 Technical Standards:

A. Setbacks: The minimum distance from the base of the tower to any adjacent property, interior lot lines, and street right-of-way shall be equivalent to, or greater than, the height of the tower plus 25 feet.

B. No buildings or structures shall be located within the setback requirement area, except for support buildings for the tower. However, if a licensed engineer submits a certified plan or letter certifying that the clear fall zone for the tower is less than the setback requirements, property owners can place buildings or structures outside the clear fall zone. Tower excluded.

C. Except in the instance of co-location, no wireless transmission facility shall be located closer than 2,500 feet to any existing wireless transmission facility without the review and approval of the Enforcing Officer. Such approval shall be based on one or more of the following reasons:

1. The planned equipment would exceed the structural capacity of existing and approved tower design standards and planned use of those towers. Existing and approved towers could not be reinforced to accommodate planned or equivalent equipment at a reasonable cost.

2. The planned equipment would cause radio frequency (RF) interference with other existing or planned equipment for these

towers, and the interference could not be prevented at a reasonable cost.

3. Existing or approved towers would not have space on which planned equipment could be placed so it could function effectively and reasonably in parity with other similar equipment in place or approved.

4. Radio frequency coverage objectives.

D. Lighting:
Wireless transmission facilities shall not be artificially lighted unless required by the Federal Aviation Administration or other governmental authority. Applicant shall utilize "dual lighting" to the extent permitted by the Federal Aviation Administration or other regulating governmental authority.

E. Signs:
Signs identifying the wireless transmission facility may be allowed providing such signs do not exceed 10 square feet, are not illuminated, no additional commercial signs shall be allowed, and shall comply with Article V, Section 504.

F. Towers located in any zoning district shall be located on a single lot with a minimum frontage on a public road of 50 feet.
However, in the event that the underlying parcel of property upon which the proposed tower is to be located has (1) no public road frontage; or (2) has one or more other principal uses on such property, other than the proposed tower, and has less than 50 feet of frontage on a public road per principal use, the Applicant may apply to the Greene County Board of Zoning Appeals (BZA) for approval of a special exception for approval of the erection of the tower. In both cases, the legal status of the property in question shall be determined by the Enforcing Officer, to be either a legal or legal but non-conforming lot or tract of land with regard to the minimum length of public road frontage required per principal use. When such a special exception is requested, the Applicant shall show that the tower compound has reasonable access for utilities, egress and ingress and that the addition of the tower to the underlying parcel will not overburden the underlying parcel of property. The Applicant shall submit with the application, the names and addresses of all the owners of property adjacent to the parcel of property where the tower is to be located.

G. Each telecommunications provider is allowed to have one (1) on-site detached accessory building not to exceed one (1) story in height and 400 square feet in area. Accessory buildings shall be limited in number to no more than six (6) accessory buildings per tower compound.

H. National Standards – The applicant's engineer shall provide documentation that the proposed wireless transmission facility meets or exceeds the requirements of the Federal Communications Commission (FCC) for professionally acceptable radio frequency emissions standards.

I. Tower Height Restrictions – Maximum tower height shall be 195 feet, unless a radio frequency engineer submits certification that a taller structure is required. The enforcing officer may either approve the additional height or refer the matter to the planning commission for consideration.

J. Structural Requirements – Prior to the approval of any commercial telecommunications registered structural engineer that the proposed structure meets the ANSI/EIA-222-F standards for wind speed. For towers placed on buildings, the applicant shall also provide the Enforcing Officer such written certification, plus evidence that the building itself is structurally capable of supporting the tower and its accompanying equipment. The tower must not affect the structural integrity of the building. Wireless transmission facilities shall be designed in accordance with approved design standards.

511.7 Shared Use: The shared use of existing towers, or the placement of commercial telecommunications towers at locations adjacent to a mature wireless facility, or wireless transmission facilities incorporated with existing power transmission line towers, shall be encouraged whenever possible.

A. The applicant shall also address the extent to which shared use of the proposed tower will be allowed in the future. A letter of intent committing the tower owner and his or her successors to allow shared use of the tower, if any applicant agrees in writing to pay any reasonable charge for shared use, shall be filed in the office of the Enforcing Officer prior to issuance of a building permit.

B. The applicant's plan must demonstrate how shared facilities would potentially be situated on proposed sites. Towers and/or structures shall be required to be designed for multi-tenants upon initial installation, i.e., designed for 2 sets of fully sectored antenna arrays.

511.8 Required Location: For new facilities not co-located or constructed adjacent to a mature wireless facility, the applicant shall submit written certification by a radio frequency engineer that the proposed tower must be placed at the approximate location, and that co-location is not technically a viable option.

511.9 Required Demolition: Any approved wireless transmission facility not used for active wireless transmission or reception for a period of 12 months shall be

required to be demolished and removed upon order of the Enforcing Officer. The applicant shall be required to submit written acknowledgement that this requirement is binding and enforceable by the County upon the owner of the tower prior to consideration of any application, and shall be deemed a condition of any approval issued under Section 511 of the Code.

511.10 Development Standards:

A. Buffering and Landscaping:

The following provisions shall apply:

1. A minimum 20 foot buffer strip shall be required on the outer perimeter of the leased area.

2. The buffer/landscaping provisions of this section may be varied or reduced if the proposed plan provides for unique and innovative landscaping treatment or physical features that, in the opinion of the Enforcing Officer, meet the intent and purpose of this section. In instances where significant physical features exist (i.e. railroads, major roads, hillsides, preserved wooded areas, and utility easements, etc.) which in the opinion of the Enforcing Officer provide adequate buffering between land uses, the existing buffers may be used to meet landscaping provisions of this section.

3. Such buffer/landscaping strip shall be planted with year-round evergreen trees, with a minimum height of 6 feet, planted in staggered pattern at a maximum distance of 10 feet on center. Design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer strip shall be submitted to and approved by the Enforcing Officer.

4. Security fencing shall be required for all wireless transmission facilities. Security fencing shall be constructed of chain linked fencing.

B. Off-Street Parking:

Off-Street parking space shall be provided for each wireless transmission facility.

C. Lighting:
Outside lighting, if required for safety and security purposes, shall be arranged so as to minimize glare and reflection on adjacent properties and public roads. The Enforcing Officer may require the

submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting as designed and installed does not exceed 0.4 foot candles. Wireless transmission facilities shall not be artificially lighted unless required by the Federal Aviation Administration or other governmental authority.

D. Erosion Control and Storm Water Management:
The control of erosion during development, and the design of drainage systems suitable to handle storm water runoff after the site is developed shall be approved by the Enforcing Officer.

E. Noise:
The intensity level of sound from the wireless transmission facility, including temporary generators used during extended power outages, measured at the property line, shall not at any time exceed 70 decibels.

511.11 Inspections:

A. The user shall provide the Enforcing Officer with a letter of certification from the contractor, indicating that the wireless transmission facility was constructed according to the plans approved by Greene County. The letter shall be submitted within 30 days of completion of the facility.

B. The user shall provide the Enforcing Officer with a copy of the Tennessee State Electrical Inspector's Report, which ensures that the user met code requirements during construction of the facility.

C. Upon the completion of the construction or alteration of a building or structure for which a building permit has been granted, application shall be made to the Enforcing Officer for a certificate of occupancy. Within three (3) days of such application, the Enforcing Officer shall make final inspection of the property in question, and shall issue a certificate of occupancy if the building or structure is found to conform with the provisions of this resolution and the statements made in the application for the building permit. If such certificate is refused, the Enforcing Officer shall state such refusal in writing, with the cause for such refusal. No land or building hereafter erected or altered in its use shall be used until such a certificate of occupancy has been granted.

511.12 Temporary Wireless Telecommunications Facilities:
The following temporary uses may be reviewed and permitted by the Enforcing Officer:

A. Temporary Wireless Telecommunication Facilities During Construction – A temporary wireless transmission facility may be established on the site of an existing wireless transmission facility when such existing facility is out of service or during construction of an already approved and permitted permanent facility. The maximum height of such temporary facility cannot exceed the height of the permanent facility as approved. Such temporary permit shall be valid for a period of no more than three (3) months in a calendar year period.

B. Temporary Wireless Telecommunications Facilities During a Special Public Event – A temporary wireless transmission may be erected on any parcel of five (5) acres or more for the purpose of short term relief of expected frequency volumes during a scheduled and approved special public event. The temporary wireless facility permit shall be valid for a period of no more than fifteen (15) consecutive days and no more frequent than three (3) times in one calendar year. Such facility shall be limited to 100 feet in height and shall setback a minimum of 100 feet from any habitable structure or building.

511.13 Additional Equipment:

The county shall have the option to install community equipment on all towers erected solely for governmental use, with detached building or structure, as long as there is no interference with the user and transmissions use.

512. Site Plan Requirements. Site plans are required for all non-single-family residential development, though, at the discretion of the Enforcement Officer, specific requirements may be waived. No waiver of a site plan submittal requirement under this Section shall waive any mandatory stormwater management requirement established by Section 512.E or the Greene County Stormwater Design Standards, except as expressly authorized by those Standards and applicable law.

A. Conceptual Site Plans. A conceptual site plan meeting the following standards may be required to be submitted with rezoning requests.

1. General information, such as: north arrow; name and address of the property owner(s) and contractor(s); existing and proposed zoning and land use; property address; tax parcel number for the site.

2. A scaled map of the site with the accurate location and description of the property boundary, drawn at a scale of not less than one inch equals one hundred (100) feet, with the accurate location and dimensions of all existing and proposed structures, driveways, lighting locations, walkways, parking areas, loading areas, landscaping, buffering, easements, and other relevant natural or manmade elements that may affect site design or layout;

3. Setbacks for the property, either shown on the drawing, or noted on the plan, with distances between proposed structures and the property line.

4. Other elements deemed necessary by the Zoning Administrator to determine compliance with all applicable regulations.

B. Standard site plans. Standard site plans shall contain the following information:

1. General information, such as: north arrow; location map drawn to a scale no smaller than 1":2,000'; name and address of the property owner(s) and contractor(s); existing zoning and land use; property address; tax parcel number for the site.

2. A scaled map of the site with the accurate location and description of the property boundary, drawn at a scale of not less than one inch equals one hundred (100) feet, with the accurate location and dimensions of all existing and proposed structures, signs, driveways, lighting, walkways, parking areas, loading areas, landscaping, buffering, easements, utility connections, drainage ways, drainage structures, and other relevant natural or manmade elements that may affect site design or layout;

3. Setbacks for the property, either shown on the drawing, or noted on the plan, with distances between proposed structures and the property line.

4. Landscape/buffering information where required elsewhere in this resolution, including: location, width, and design of buffer zones and buffer strips; location, diameter, height, and type of existing trees proposed to be retained on the site; detailed information on the design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance, for required plantings.

5. ~~A topographic map at contour intervals no less than two (2) feet if a drainage plan is required.~~ A topographic map showing existing and proposed contours at intervals appropriate to the terrain and complexity of the proposed development, in accordance with the Greene County Stormwater Design Standards, when a drainage plan is required.

6. ~~A drainage plan with calculations of discharge and plans for discharge and detention if the site is greater than one (1) acre, if more than forty percent (40 %) of the site is to be covered in non-permeable surface, or for all commercial and industrial uses.~~ A drainage plan, including calculations of stormwater discharge and plans for stormwater conveyance, detention, and discharge, shall be required for sites greater than one (1) acre, sites where more than forty percent (40%) of the site is covered by impervious surfaces, and all commercial and industrial uses. Such drainage plans and associated stormwater management facilities shall comply with the Greene County Stormwater Design Standards adopted pursuant to Section 512.E of this Resolution.

7. An erosion control plan.

8. A detailed soils map and location of septic facilities if the site is to be served by on-site septic disposal.

C. Modified site plans. The Enforcing Officer may permit the submission of modified site plans when an existing structure will be reused. (Section 512 revised in its entirety 3/19/24)

D. Data Center Site Plan Requirements. Applications for data centers and related facilities shall meet the applicable site plan submission and approval requirements of Article XIV in addition to this Section. No discretionary waiver of the requirements of this Section shall waive a mandatory requirement of Article XIV. In a conflict, Article XIV controls.

E. Stormwater Management Standards.

1. Adoption and Incorporation by Reference. The Greene County Stormwater Design Standards, as adopted and subsequently amended, are hereby adopted and incorporated by reference into this Resolution as if fully set forth herein. The Standards shall establish the minimum technical requirements for stormwater analysis, design, construction, inspection, and maintenance for development subject to the stormwater requirements of this Resolution.

2. Applicability. All developments requiring a drainage plan pursuant to Section 512.B.6 shall comply with the Greene County Stormwater Design Standards, as adopted and subsequently amended. Applicable requirements shall also extend to subdivisions and other development activities where compliance is required by the Greene County Subdivision Regulations or other applicable provisions of this Resolution.

3. Compliance Required. No site plan requiring stormwater management improvements shall be approved unless the proposed drainage facilities and stormwater management measures have been demonstrated to comply with the applicable provisions of the Greene County Stormwater Design Standards. Construction shall substantially conform to the approved stormwater management plans.

4. Administration and Enforcement. The Enforcing Officer shall administer and enforce the provisions of this subsection in accordance with the procedures and enforcement authority established by this Resolution. Technical reviews and determinations shall be performed by the County Engineer or other qualified professional designated by Greene County, as applicable.

5. Relationship to Other Regulations. Compliance with the Greene County Stormwater Design Standards shall not relieve an applicant from compliance with the Greene County Subdivision Regulations, Flood Damage Prevention Resolution, or applicable requirements of the

Tennessee Department of Environment and Conservation (TDEC), the United States Army Corps of Engineers, or other agencies having jurisdiction. Where applicable requirements conflict, the more restrictive requirement shall govern to the extent permitted by law.

6. Amendments. Any amendment to the incorporated Greene County Stormwater Design Standards that establishes, modifies, or removes a mandatory development requirement shall be adopted through the applicable procedures for amendment of this Resolution before becoming enforceable as a zoning requirement.

513. Planned Unit Development. The purposes of these provisions for planned unit development are to allow flexibility in design of a large development, and to allow mixed use where such mixed use may be reasonably designed and integrated into a large development. The following shall apply:

A. The minimum size of a planned unit development shall be five (5) acres under unified ownership prior to development.

B. A site plan shall be required as provided in Section 512.

C. The use regulations of the zone shall apply to any planned unit development, with special exceptions for mixed uses to be integrated in the planned unit design.

D. The density, lot size and setback requirements of the district shall apply to any planned unit development, provided that such requirements may be varied under the following conditions and limitations: the overall required density of development by use is maintained; no lot is less than one-half (1/2) the minimum applicable lot size by use within the district; setbacks on the perimeter of the planned unit development are maintained at district minimum or greater with no variation; and no principal structure is located nearer than ten (10) feet to any other principal structure if such structures are detached.

E. Any common elements and/or any common areas shall be maintained by a property owners association to be formed at the time of planned unit development approval.

514 Recreational Vehicles

Recreational Vehicles may be used for temporary or permanent living quarters as outlined in the following requirements:

A. Recreational Vehicles may be located in designated campgrounds, recreational parks, private property, or public land where permitted statute and/or by the Zoning Ordinance or regulations. Recreational vehicles used for thirty (30) days or less shall be designated as Short-Term Rental (Transient) and be subject to the county hotel/motel tax. Recreational

vehicles used for more than thirty (30) days shall be designated as Permanent/Occupation or Seasonal and shall be subject to the county property tax. The owner and/or operator of the property or business shall be required to designate whether each designated location for a Recreational Vehicle is for Short-Term Rental (Transient) or for Permanent/Seasonal Occupation and shall file that designation within thirty (30) days of the passage of this Resolution with the Office of Building and Zoning to assist with compliance and enforcement of these regulations.

B. On private property, campers/RVs used as permanent living quarters must meet the same lot, setback, and road frontage requirements as manufactured homes per Section 601 in addition to the following items:

1. Recreational Vehicles must be secured to the site through the frame as required with manufactured housing.
2. Recreational vehicles shall provide at least one (1) primary means of egress by porch or deck as approved by the building official.
3. All non-factory external fuel tanks must be secured against tip over and at least twenty (20) feet from the primary means of egress.
4. Sanitary systems must be approved by TDEC.
5. Electrical supply must meet the requirements of the proper utility authority.
6. The recreational vehicle must be at least two hundred (200) square feet of living space with a kitchen, full bathroom and designated sleeping area.
7. Must meet all applicable zoning regulations for permanent living quarters.

C. On private property where a home intended to provide permanent living quarters is being built, for a period does not exceed one (1) year, unless an extension is approved by the building official.

D. Used as a temporary accessory dwelling on private property, for a period not to exceed sixty (60) days, provided the unit shall not be permitted in the front yard of the principal use unless a gravel or paved area is used for parking the vehicle.

E. The Recreational Vehicle must comply with all applicable federal vehicle regulations and does not require a special movement permit to legally use the highways.

515. Signs. The purpose of these provisions are to: protect and enhance the scenic beauty of the natural environment in the county; emphasize the assets of community appearance

and high environmental quality in promoting manufacturing recruitment and economic development; promote the public health, safety, and welfare by prohibiting signs which could distract, confuse, mislead, or obstruct vision; ensure safe maintenance of signs; and improve the appearance of the county's business areas, especially along major thoroughfares.

515.1. Sign Maintenance: Every sign and its structure shall be maintained in a safe, presentable, and good structural condition at all times, including the replacement of defective parts and wiring, painting, repainting, cleaning, and other acts required for the general maintenance of said sign. The owner of the business or entity (business owner) that is displayed on the signage should be responsible for maintaining the signage. If a property owner permitted signage to be placed on his/her property and the business owner fails or refuses to adequately maintain the signage on that property owner's property, then the property owner shall be responsible for either maintaining the signage or removing the signage. Signs not adequately maintained shall result in the business owner (or property owner if the business owner fails to act) being cited to court for violation of the Greene County Zoning ordinance. For the purpose of these regulations, repairing or replacing a sign shall be deemed general maintenance.

515.2 Inspection of signs: At any time deemed necessary, the Greene County Building Commissioner or designee may inspect each sign regulated by this Article to ensure that such sign conforms to this Article and to all other resolutions of Greene County.

515.3 Off-Premises Signage. Off premises advertising signs (billboards) shall be prohibited in all zoning districts of Greene county, Tennessee, except:

515.3.1 Signs that meet the requirements of the Tennessee Department of Transportation shall be permitted along Interstate 81 in B-3 Arterial Business, M-1 Industrial, and M-2 Heavy Impact Use zones.

515.3.2 Signs shall meet vision clearance standards and all other applicable requirements of the *Greene County Zoning Resolution* and the building code in effect at the time the sign is erected. (Added 8/19/19)

516. Solar Energy System (SES). It is the intent of these regulations to: facilitate the construction, installation, and operation of solar energy systems in Greene County in a manner that promotes economic development while also avoiding adverse impacts to important areas such as agricultural lands, endangered species habitats, conservation areas, and other sensitive lands; to preserve land located near existing population centers, as well as land lying within the urban growth boundaries of the municipalities of Greene County, identified during the Growth Plan process as being necessary for accommodating future residential growth of the County; encourage the use of brownfields for use as a solar development, which can boost the local economy and increase local tax revenues while

directing solar development away from farmland, forested land, or other undeveloped lands; and to protect the health, safety, and welfare of Greene County residents and property owners.

516.1 General Information.

A. Building integrated systems (BIS's) are permitted in all zones and for all uses, provided the applicable provisions of these regulations are met.

B. Panels shall be repaired or replaced as soon as feasible when either nonfunctional or in visible disrepair.

C. Installers shall coordinate with emergency services staff to provide materials, education and/or training to the department(s) serving the property in how to safely respond to on-site emergencies.

D. To ensure the structural integrity of any SES, the operator of the system shall ensure that it is maintained in compliance with standards contained in applicable local, state, and federal building codes and regulations that are in force at the time of the permit approval.

E. Glare.

1. Exterior surfaces of solar collectors and related equipment shall have a non-reflective finish and solar panels shall be designed and installed to limit glare to a degree that no after-image or other visual nuisance would occur off-site.

2. Glare studies shall be as required by local, state and/or federal regulations.

F. Building permits shall not be issued for any types of SES's until written confirmation is provided to the Zoning Administrator that the electric utility has a signed interconnection agreement with the permittee.

G. The standards and regulations of the Federal Aviation Administration (FAA) and any other agency of the local, state, or federal government with the authority to regulate such facilities that are in force at the time of the application, shall be met or exceeded.

H. When applicable, easements for transmission lines and related items shall be obtained prior to submission of an application to the County.

I. All SES's for uses other than single family shall have readily visible signage on the site that identifies the facility owner, provides a 24-hour emergency contact phone number, and conforms to the requirements set forth in the sign provisions of the *Greene County Zoning Resolution*.

J. Weed control or mowing shall be performed routinely for ground-mount systems.

K. Lighting shall be, in the opinion of the Zoning Administrator, the minimum necessary for safety and security purposes, and shall be located so as to decrease "spill" off-site.

516.2 Accessory Building-Mount System (ABMS).

A. ABMS's are permitted in all zones and for all uses, provided the system is accessory to the principal use and designed for generate electricity for use on the same property.

B. Uses other than single family are required to submit the following information as part of the approval process:

1. Photovoltaic installation plans which include panel layouts and details affixed with the seal of a licensed architect or engineer.

2. For roof-mounted systems on structures with flat roofs, a signed and sealed letter from an architect or engineer must be submitted to verify the proposed fixture method complies with applicable safety measures such as a wind resistance and is otherwise safe and suitable for the subject building design and structure.

3. An electrical diagram/worksheets which shows photovoltaic system configuration, wiring system, overcurrent protection, inverter, disconnects, required signs, and connection to the building.

4. Specification sheets and manuals (if available) for all manufactured components such as photovoltaic modules, inverter(s), combiner box, disconnects, and mounting system.

5. Verification that the Greeneville Energy Authority has approved the interconnection of the system to the grid.

6. An estimated construction schedule.

7. A decommissioning plan, including information on the dismantling of equipment, an evaluation of the PV system components, and logistics of handling and disposal;

516.3 Accessory Ground-mount systems (AGMS's).

A. General Information.

1. AGMS's are permitted as of right in all districts, provided they are:

a. Placed in the rear yard;

b. Meet the minimum setback requirement for principal structures in the zone governing use of the site; and

c. Screened from adjoining residential uses.

2. AGMS's may be permitted as a special exception over parking areas, driveways, walkways, and other impermeable surfaces in the front and/or side yard of the property, provided:

a. The request is for a conforming commercial use located in a commercial or industrial district; or

b. The request is for a conforming industrial use located in the M-1, Light Industry District, or M-2, Heavy Impact District.

3. AGMS's shall not be located below the flood storage zone elevation (500-year flood zone) as identified the latest Flood Insurance Rate Map (FIRM);

4. A building permit must be obtained within 12 (twelve) months of obtaining approval, and commencement of construction shall begin within six (6) months of building permit issuance.

5. The maximum height of solar arrays shall be seven (7) feet, as measured from the finished grade at the base of the structure to its highest point, including appurtenances. The BZA may approve a greater height based upon the demonstration of a significant need where the impacts of increased height are mitigated.

6. Fencing is required for AGMS's (other than single-family systems) as follows:

a. To decrease the potential for deer being trapped in a SES, fences shall be at least 96 inches in height.

b. The top of fences shall be made more visible to wildlife by use of a top rail, high-visibility wire, flagging, or other proven method.

c. The bottom of fences should either be buried or erected tight to the ground, and any gaps should be filled with rip rap or other barriers (except at purposeful wildlife crossings.

d. Barbed wire cannot be installed on any fence measuring less than ninety-six (96) inches in height.

e. The use of a larger mesh fence at ground level (i.e., "wildlife-permeable fencing"), may be required if so recommended in the Wildlife Impact Analysis. Accessory ground-mount systems (AGMS's).

7. Landscaping/Buffering.

a. For single family uses, proposed buffering shall provide screening to adjoining residential uses, and shall be reviewed and approved by the Zoning Administrator.

b. All other AGMS's shall meet the following requirements.

i. The required setback area shall be used to buffer and screen the arrays and associated structures from adjoining property.

ii. The area of the SES located inside required fencing, with the exception of access driveways, building pads, utility facilities and necessary equipment supports, shall be planted with native vegetation (i.e. grass or groundcover) and maintained in accordance with established performance measures or permit conditions.

iii. Grass/groundcover/landscaping is not required to be placed over paving or other impervious surfaces which existed prior to planning for the installation of the system.

iv. Buffer strips measuring at least ten (10) feet wide, with evergreen trees planted in staggered pattern at a maximum distance of 10 feet on center, shall be provided adjacent to required fencing. Trees shall measure at least six (6) feet tall when planted, and shall be capable of obscuring the fence within five (5) years of planting.

v. The Zoning Administrator may approve agrivoltaic plantings as an alternative to grass or groundcover.

B. Single family AGMS's. The following information is required to be submitted in order to obtain approval for a single-family AGMS.

1. A completed application and permit fee.

2. A site plan, in addition to meeting the requirements of Section 512.B, that shows the: location and dimensions of the solar array; distance from property lines; proposed panel layout; and location and type of landscape or other screening material.

3. Written verification that the Greeneville Energy Authority has approved the interconnection of the system to the grid.

4. Photovoltaic installation plans which include panel layout plans and details, to the satisfaction of the Zoning Administrator.

5. An electrical diagram/worksheets which shows photovoltaic system configuration, wiring system, overcurrent protection, inverter, disconnects, required signs, and connection to the building.

C. Two-Family, Multi-Family, Commercial, and Industrial AGMS's. In order to obtain approval for these uses, the following information is required to be submitted.

1. A permit fee.
2. A completed application submitted by a contractor licensed and bonded with the State of Tennessee's Department of Commerce and Insurance.
3. A site plan, in addition to meeting the requirements of Section 512.B, with the addition of the following: location and dimensions of proposed area of solar arrays; distance between solar arrays and the closest residential dwellings; existing land use and zoning for adjoining properties; and information on the type of plantings to be placed under the solar arrays.
4. Information on the design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer strip shall be submitted to and approved by the Enforcing Officer.
5. A detailed drawing of the solar panel arrays, including spacing between arrays.
6. A soil erosion and stormwater plan, prepared as per the requirements of Section 512. B., containing:
    a. A signed and sealed statement that pre-development drainage patterns shall be maintained and post development surface water run-off shall not exceed pre-development surface water run-off for a 25-year storm event.
    b. Information on how soil shall be retained on-site through the appropriate use of silt fencing, straw bales, or other effective manner.
7. Photovoltaic installation plans which include panel layout plans and details affixed with the seal of a licensed architect or engineer.
8. An electrical diagram/worksheets which shows photovoltaic system configuration, wiring system, overcurrent protection, inverter, disconnects, required signs, and connection to the building.
9. Verification that the Greeneville Energy Authority has approved the interconnection of the system to the grid.
10. An estimated construction schedule.
11. A decommissioning plan, including information on the dismantling of equipment, an evaluation of the PV system

components, logistics of handling and disposal, and land remediation and restoration.

516.4 Utility-scale ground-mounted systems (USGMS's)

A. USGMS's are permitted as of right in the M-2, High Impact Use District, provided:

1. The site is on a list of brownfields maintained by the Greene County Office of Inspection and Regulation.

2. The system must be shielded from the view of nearby residences, designated scenic highways, and significant vantage points using landscaped buffers.

3. Contractors shall provide field monitors to ensure mitigation practices are sustained throughout the construction process and into the maintenance period.

4. They shall be limited to the phases and conditions set forth in the plan that constitutes part of the application, notwithstanding any other state or federal requirements.

5. No additional phasing or change in facility size shall be permitted, and no extensions beyond the initial period shall be granted without amending the plan.

B. A pre-application meeting is required to be conducted between the property owner/developer and Building/Planning staff, to discuss the location, scale, and nature of the proposed use and what will be expected during the approval process. This often results in a better, more complete application and a smoother process once an application is submitted.

C. Minimum development standards for USGMS's.

1. Fencing.

a. Fencing shall meet the requirements set forth in Section 516.3 A. 6.

b. The maximum fenced area for a SES is forty (40) acres. Developments larger than this shall be divided into multiple fenced areas, to lessen the impact to wildlife.

c. The openings between fenced areas should be placed where animals naturally travel.

2. Buffer zones are required around the perimeter of each USGMS and shall:

a. Contain a buffer strip and fencing, and be maintained as green space for the entire width of the buffer zone, except for necessary intrusions for vehicular or power access, fencing, drainage system components, or other required structure;

b. Measure at least fifty (50) feet in width from external property lines to a fence surrounding the SES, and shall screen all elements of the SES (arrays, structures, fencing, etc.), from the ground-level view on adjacent properties;

c. Preserve, where possible and practical in the opinion of the Zoning Administrator, existing trees capable of meeting the intent of screening requirements;

d. Be considered for a variance reducing the width or requirements of the buffer zone only if the proposed alternative provides a level of buffering and screening that meets or exceeds the requirements.

3. Buffer strips shall be located inside the buffer zone and shall:

a. Be located outside required fencing.

b. Be planted with evergreen shrubs and/or trees that are a minimum of six feet in height at the time of planting and are staggered no more than ten (10) feet on center.

c. Capable of providing an obscuring screen which shall conceal required fencing within five years of planting.

d. Be maintained even if the solar farm is no longer operational and/or falls into disuse, unless and until the solar farm is dismantled and removed from the parcel(s) upon which it was constructed.

e. Be required where lease lines overlay exterior property lines, provided that separate tax parcels under the same ownership are considered one property for the purposes of this sub section.

f. Not be required within the interior of a SAS where areas leased from different property owners abut one another.

g. Be shown on plans submitted to and approved by the Enforcing Officer, who shall approve the design, width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance.

4. On-site vegetation. The area of the SES located inside required fencing, with the exception of access driveways, building pads, utility facilities and necessary equipment supports, shall be maintained with native vegetation as a ground cover, and maintained in accordance with established performance measures or permit conditions.

5. Setbacks.

a. The minimum setback between any building or solar array and required fencing is twenty (20) feet.

b. A setback between any building/solar array on the site and any off-site permanent residential dwelling existing at the time of approval of the GSES shall be five hundred (500) feet from the nearest corner of the residential property line to the closest solar array.

6. Requirements for obtaining approval for a USGMS.

a. Submission of a completed application and permit fee shall by a contractor licensed by the State of Tennessee, accompanied by:

b. Completion of a site reconnaissance inspection report, involving a review of both the underlying land and any physical improvements on the site, to identify potential environmental risks and/or any protected natural habitats associated with the property.

c. Submission of an environmental impact statement, including a wildlife impact analysis. The WIA shall contain an evaluation and summary of the beneficial and adverse impacts of the proposed SES on natural resources, and a description of how these impacts will be mitigated.

d. Submission of a site plan which meets the requirements of Section 512. Site Plans, with the addition of the following: location and dimensions of proposed area of solar arrays; distance between solar arrays and the closest residential dwellings; existing land use and zoning for adjoining properties; and information on the type of plantings to be placed under the solar arrays;

e. Documentation that the site is not located below the flood storage zone elevation (500-year flood zone) as identified the latest Flood Insurance Rate Map (FIRM);

f. Evidence of ownership of the subject parcel(s), or proof that the applicant has authorization to act upon the owner's behalf.

g. Submission of an estimated construction schedule.

h. Traffic study modeling the construction process.

i. Completion of a decommissioning plan containing the following:

i. A reliable and detailed cost estimate for the decommissioning of the facility prepared by a professional engineer or contractor who has expertise in the removal of solar facilities.

ii. Explicit detail of how the estimate was determined, including a mechanism for calculating increased removal costs due to inflation, without any reduction for salvage value.

iii. A proposed method of providing appropriate escrow, surety, or security for the cost of the decommissioning plan;

iv. The decommissioning cost plus five percent (5%) shall be guaranteed by cash escrow at a federally insured financial institution approved by the County before any building permits are issued.

v. The statement: "If the owner or operator of the solar facility fails to remove the installation in accordance with the requirements of this permit or within the proposed date of decommissioning, Greene County may collect the surety and County employees or a hired third party may enter the property to physically remove the installation.

vi. Traffic study modelling the decommissioning processes.

vii. The statement: "Utility-scale solar facilities which have reached the end of their useful life or have not been in active and continuous service for twelve (12) months shall be removed at the owner's or operator's expense. The timeline may be extended if the project is being repowered, or a force majeure event has or is occurring." Greene County may require evidentiary support that a longer repair period is necessary.

viii. The statement: "Decommissioning shall include removal of all solar electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, and any other associated facilities, to a depth of at least thirty-six (36) inches"

ix. The statement: "The site shall be graded and reseeded to restore it to as natural a condition as possible within a reasonable time frame after equipment removal, unless the land owner requests in writing that the access roads or other land surface areas not be restored, and this request is approved by the Planning Commission."

x. The statement: "The owner or operator shall notify the Building Commissioner by certified mail, return receipt requested, of the proposed date of discontinued operations and plans for removal. Decommissioning shall be performed in compliance with the approved decommissioning plan on file, or in compliance with any amended plan approved by the Planning Commission".

xi. The statement: "Hazardous material from the property shall be disposed of in accordance with federal and state law". (Section 516 added 3/19/24)

517. Campgrounds and RV Resorts. The purpose of this section is to regulate campgrounds in a manner that will encourage enjoyment of the natural environment, wildlife, and historical elements in Greene County, while ensuring their protection, and limiting negative impact on area residents and property owners.

A. General Information.

1. These regulations shall apply to new campgrounds/dispersed camping areas. The expansion area of existing campgrounds shall meet the new regulations.

2. The minimum tract size for a campground, RV facility, or property containing a dispersed camping area, is five (5) acres.

3. Fires, if allowed, shall only be permitted in designated fire pits, fire rings, and grills.

4. Subdivision of campground property. Property approved and operated as a campground cannot be subdivided unless:

a. Each lot or tract fronts on and has its own access from a public County Road.

b. Each lot/tract meets all applicable regulations, including those in the *Zoning Resolution* and *Subdivision Regulations*.

5. Campsites are not permitted to be accessed directly from an external county, state or federal maintained roads but must front on and be accessed from an internal access road or access area.

6. Potable water provision and sanitary facilities.

a. Water provision.

i. When potable water is provided, it may be provided using either public or private systems.

ii. Private systems will only be permitted when:

(a) Public water is not available.

(b) The system meets the requirements of the Tennessee Department of Environment and Conservation (TDEC), Division of Water Resources.

b. Sanitary (toilet) facilities.

i. Toilet facilities are required for all campgrounds,

ii. The Tennessee Department of Environment and Conservation (Division of Water Resources) must approve septic systems, and other forms of waste collection must meet their requirements.

7. Signage. Campgrounds shall be permitted to display one (1) free-standing sign on each road frontage where an access point is located, provided the sign has a maximum size of twenty (20) square feet.

8. Site plans.

A For all Designated campsites.

A site plan meeting the requirements of Section 512. B. Standard Site Plan must be approved by the Planning Commission.

i. The maximum size vehicle permitted on each campsite shall be identified on the site plan. Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted as part of the site plan.

ii. The Planning Commission may approve an alternate buffer, such as opaque fencing, as part of the site plan approval process.

9. Lighting. Campground lighting, whether permanent or temporary, shall not be directed off-site or into the sky. Lighting provided by campers shall not be directed off-site.

10. Registration.

a. An accurate register shall be maintained by the campground manager, and shall contain a record of all occupants, including the information listed below, if applicable:

i. Name and address of each visitor staying at the campground/dispersed camping area.

ii. The number of the campsite.

iii. The date the visitor reserving the campsite entered the property;

iv. The license number of each recreational vehicle and/or car, truck, etc. with state of issuance, make and type of vehicle.

b. The register shall be available at all times for inspection by the Enforcement Officer, emergency responders, public health officials, and other officials whose duties necessitate acquisition of the information contained in the register.

c. Potable water shall be provided via a frost-proof yard hydrant or comparable method at a distance not to exceed four hundred (400) feet from each campsite, with at least one (1) yard hydrant per five (5) campsites.

B Campgrounds and RV Resorts with designated campsites

1. Maximum permitted number of campsites/acres.

a. Campgrounds with septic facilities are permitted up to fifteen (15) campsites/acre.

b. Campgrounds on sanitary sewer are permitted up to twenty (20) units/acre.

2. Daily Operation.

a. All campgrounds shall have a person/persons available 24 hours a day, seven days a week, to serve as a contact in the event of an emergency.

b. A notice containing the name(s) and telephone number(s) of any emergency contact shall be posted at the manager's office. The information shall also be included as part of any paperwork provided to a visitor/camper, such as a map of the campground and/or campsite leasing information. The owner/operator must designate permanent or temporary camp site usage.

3. Permanent placement of an RV.

a. An RV may be permitted to be placed in a campground and maintained in the same location for year-round use provided it is anchored to the site, inspected by the enforcement officer, and the RV provides:

i. At least one (1) exit from the vehicle in the event of fire; and
ii. Has a safe heating source installed in a safe manner; and
iii. Electrical service and distribution wiring is adequate and safe for the intended use; and
iv. The RV provides a safe living environment and meets requirements of the Flood Ordinance, Zoning Resolution and any other relevant regulations; and
v. The RV complies with all applicable federal vehicle regulations and does not require a special permit to legally use the highways.

b. The RV is connected to a septic or sanitary sewer system.

c. Decks are permitted, provided they are permanently anchored to the ground, and not attached to the RV. Decks greater than 200 square feet require a building permit.

d. Carports that provide protection to campers may be permanently installed provided they meet the building and fire codes. Carports greater than 200 square feet require a building permit.

4. Permanent occupation.

a. The permanent occupation of an RV in an approved RV campground, park, or resort, shall be permitted provided:

b. The RVs meet the safety requirements set forth in Section 517.B.3.

c. The waste disposal system for the listed type of RV facility meets certain requirements:

i. RV facilities open year-round shall have their systems approved by TDEC for year-round use; or

ii. Facilities open seasonally shall have their systems approved by TDEC as being sufficient for the anticipated increase in use of the system for the time the facility is open.

5. Short-Term Rental (Transient).

a. Unless permitted elsewhere, a camper/visitor may stay no more than thirty (30) days in a campground, RV resort or dispersed camping area.

b. The permitee is responsible for collecting and submitting the hotel/motel tax to the county.

6. Setbacks for campgrounds and dispersed camping areas.

a. To exterior property lines.

i. All uses and structures in campgrounds shall be located at least fifty (50) feet from exterior property lines.

ii. The Enforcement Officer can increase the width of the exterior setback from fifty (50) feet to a maximum of one thousand (1,000) feet if they determine the campground may generate excessive dust, noise, drainage, or any other type of nuisance which may negatively impact the surrounding area. The permittee may appeal the decision to the Board of Zoning Appeals if they disagree with this assessment.

iii. Uses that, in the opinion of the Enforcement Officer, have the potential to create a moderate nuisance (clubhouses, active recreation areas, etc.), shall be located at least one hundred (100) feet from

exterior property lines which abut residential or agricultural uses and zones.

b. Within the campground.

i. The boundaries of campsites shall be located at least twenty (20) feet from access roads and twenty (20) feet from other camp sites or uses/structures.

ii. Buildings.

(a) All buildings shall be set back at least twenty (20) feet from campsite boundaries.

(b) Buildings shall be located at least twenty (20) feet from internal access roads, except that entry kiosks are permitted to adjoin or locate within access roads, provided allowances are made for thru travel to the satisfaction of the Planning Commission.

(c) The minimum separation between buildings shall be at least twenty (20) feet.

iii. Active recreation areas shall be located at least twenty (20) feet from internal roads, and twenty (20) feet from buildings and campsite boundaries.

7. Requirements for campsites.

a. Each campsite shall be graded and hardened with small gravel or similar material to prevent erosion and to direct storm drainage away from any provided vehicle/RV pad and tent site.

b. Each campsite shall be clearly defined by a permanent sign or marker.

c. Campsites shall be large enough to provide exterior areas for cooking, eating, and sleeping, without extending beyond the boundary of the campsite, i.e., RV slide-outs and awnings shall not extend over required setback/green areas.

d. The slope of the surface of the vehicle/RV pad shall not exceed three percent (3%).

e. Campsites shall be large enough that vehicles (including towables), when parked, shall not extend over or onto internal access roads.

8. Landscaping and buffers for campgrounds.

a. A buffer zone at least fifty (50) feet wide shall be provided around the perimeter of the tract.

b. The buffer zone shall preserve, where practicable in the opinion of the Enforcement Officer, existing trees and other vegetation capable of meeting the screening requirements.

c. A buffer strip shall be placed in the outer portion of the buffer zone and shall contain, at a minimum, three rows of trees and/or shrubs planted in a staggered pattern.

d. A landscape plan shall be submitted as part of the site plan, process and shall contain information on the buffer design, and the width, height, opacity, and growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Planning Commission.

e. The campground shall be landscaped with grass, trees, and other plantings where the area is not being used for campsites, buildings, parking, paths, or designated recreation areas (that require an alternate ground cover).

9. Trash/Refuse Disposal.

a. In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.

b. In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.

c. Campground operators are required to collect and dispose of trash/refuse in a manner and frequency to ensure that hazards to public health and nuisances to neighbors are not created.

d. Trash receptacles may either be placed on each site, or central garbage collection points may be used

e. The roll-off or other container(s) used to store contents of individual trash cans, shall be screened from view and emptied at least one time per week.

10. Other required services.

a. Water hookup.

i. A frost-proof yard hydrant or comparable facility shall be installed at a distance not to exceed three hundred (300) feet from each campsite where a potable water hookup is not provided.

ii. A minimum of one hydrant per five (5) campsites shall be provided.

b. For campsites lacking black water hookups, toilet facilities that discharge to an on-site septic system or sanitary sewer shall be provided and located no more than three hundred (300) feet from each campsite.

11. Zoning.

a. Campgrounds and RV parks are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.

b. Campgrounds are permitted in the A-1 zone upon submission and approval by the Greene County Regional Planning Commission.

12. Road design within the campground.

a. All roads within a campground shall be privately constructed and maintained.

b. Intersections, both at the property line and within the development, shall be less than 4 percent slope.

c. Gravel roads are permitted in campgrounds, provided the first 30 feet of the access road located on private property shall be paved, concreted, or chip sealed.

d. The ground underlying roads must be prepared and the road installed using generally accepted practices for the size and type of vehicle using the site.

13. Parking requirements.

a. Each parking space shall be prepared with a minimum of four inches of gravel on a firm base (compacted, not swampy, etc.), or paved to generally accepted practice.

b. Parking on the campsite.

i. Unless designated as a dispersed campsite that is not accessed via a vehicle, each campsite is required to designate an area that is set aside and graded, graveled/paved, stabilized, or otherwise prepared to permit parking of two (2) passenger vehicles.

ii. Parking spaces shall be designed for the largest size vehicle the campsite is capable of accommodating.

c. Parking off the campsite.

i. The minimum number of parking spaces required for employees shall be based on the number of workers onsite per shift when the campground is at capacity.

ii. At least one (1) parking space shall be provided for every five (5) campsites. The spaces shall not be on or alongside campground roads.

C. Special event campgrounds. These campgrounds are associated with cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, artisan sales, communal camping, and like uses.

1. Special event campgrounds are permitted as of right in the B-2 General Business District, and B-3 Arterial Business districts.

2. Special event campgrounds are permitted as a special exception in the A-1 General Agriculture District provided:

a. The special event is located on or near the campground.

b. A special event permit shall be obtained prior to each event, which shall be issued a maximum of four times per year for the same property, with a minimum of sixty days between permits.

c. The Board of Zoning Appeals shall set the maximum number of days of parking/overnight camping, which shall, in no instance, be more than four (4) days/event.

d. Impact of the proposed event on the area shall be limited.

e. Parking for the campground and special event shall be provided on-site, or on nearby property with approval of the property owner.

f. Parking areas are not required to be paved with a hard surface material, but if an area is graded for parking, it shall be covered with vegetation or other material so that soil is not washed from the site.

g. The location and treatment of parking areas shall not change the location or volume of the natural drainage system.

h. Parking shall not be permitted along public roads, whether they be county, state, or federal.

3. A site plan must be reviewed and approved by the Planning Commission, as per the requirements of Section 512 of these regulations.
4. A site plan is not required when the property will be used for special day-parking events only, though a special event permit must be obtained for such use.
5. Hours of operation for the event shall be limited to 10:00 a.m. to 9:00 p.m., though the BZA may extend the hours of operation if it is found to be in the public interest and would not have an adverse effect on the neighboring properties/occupants.
6. Services

   a. At least one frost-free yard hydrant shall be provided for every five campsites, located so that no campsite is more than three hundred (300) feet from a hydrant.

   b. At a minimum, portable toilets shall be provided. The type and number of toilets shall be as per guidelines established by the Portable Sanitation Association International (PSAI).

   c. Trash/garbage collection.

      (i) Receptacles shall be located on main walking routes and near restrooms to encourage use by visitors,

      (ii) Receptacles shall also be provided elsewhere in the campground and parking areas, in a number and location that is sufficient for the number and location of camping units.

(iii) In areas with bear activity, the receptacles shall be bear- and insect-proof and located away from campsites.

(iv) In areas where there is no known bear activity, receptacles shall lock or otherwise be inaccessible to flies, rodents, and small animals.

7. Campsites shall be at least ten (10) feet apart, to prevent the spread of fires, offer some privacy, and enable mobility of camping units.
8. Emergency access lanes shall be maintained within the campground.

D. RV Resort.

1. The maximum density permitted is seven (7) units per acre.
2. Campsite dimensions are as follows:

a. Each campsite shall consist of a parking pad and a camping pad and contain at least twenty-five hundred (2500) sq. ft.

b. The parking pad shall measure at least 20 ft. by 50 ft.

c. Adjacent to each camping pad, an area measuring at least 20 ft. by 20 ft. shall be provided for outdoor living.

3. There shall be a minimum distance of twenty-five (25) feet between Campsite boundaries. (8/18/25)

~~518. Data mining centers, cryptocurrency mining, and like uses.~~

A. ~~General information.~~

1. ~~Minimum lot size shall be determined by the results of an environmental noise assessment of the proposed use, as specified in Section 518.B.~~
2. ~~The facility shall be set back a minimum of two-hundred (200) feet from all property lines, though the actual setback will be determined by the findings of the environmental noise assessment.~~
3. ~~Consideration and approval of a site plan by the Greene County Planning Commission shall not occur until a special exception has been approved by the Board of Zoning Appeals.~~
4. ~~Nothing in these regulations shall be interpreted to remove or reduce the buffering standards required for industrial uses abutting a residential use or zone.~~

B. ~~Environmental Noise Assessment. Because the above listed uses commonly operate twenty-four hours a day, seven days a week (24/7), they create a constant source of noise and vibration that is more intrusive than businesses operating on an eight- or 12-hour workday. For this reason, an~~

~~environmental noise assessment meeting the following standards is required to be completed before applying for a special exception permit.~~

1. ~~The applicant shall employ and compensate a qualified third party acoustical engineer who has experience in modeling and noise/vibration abatement at the expense of the permit applicant.~~
2. ~~The study shall be performed to generally accepted standards and shall include, but not be limited to, the following:~~
    a. ~~A record of the ambient noise and vibration levels of the surrounding area.~~
    b. ~~A map with the projected noise and vibration levels at the exterior of the proposed structure, at points on the property line, and at the exterior of adjoining residential uses.~~
    c. ~~Documentation that the study area includes all areas anticipated to experience an increased noise level of five dB or more over ambient levels if the development occurs.~~
    ~~d. Modeling showing the results of using recommended attenuation methods to decrease the noise level at each property line to a daytime level no greater than five dB over the ambient level recorded at that point.~~
    ~~e. Modeling showing how the noise at the property line will be attenuated to a nighttime level no greater than the ambient level recorded at that point.~~
    ~~f. A qualitative description of what effect this increase in noise and vibration level, including frequency noise and infrasound, would have on people, wildlife, livestock, and structures.~~
    ~~g. Specifications on noise barriers, including height, location, material, and construction method.~~
    ~~h. Description of methods recommended for vibration isolation, if needed, to decrease vibration below the perception threshold at the property line.~~
3. ~~After noise barriers and vibration isolation measures are installed, the acoustic engineer shall verify their construction, location, height, material, and quality of workmanship, and certify that they are performing as anticipated.~~
4. ~~If the County finds probable cause that the use is operating in violation of these regulations, the property owner or their~~

~~representative shall hire a third-party acoustic engineer to determine compliance with the regulations. The information shall be provided to the Enforcement Officer for review and determination of action, if any, to be taken. (Section 518 added 3/19/24)~~

518. Data Centers, Data Storage Centers, Cryptocurrency Mining Facilities, and Like Uses.

518.1 Applicability. Covered facilities shall be governed by the classifications, eligibility requirements, approvals, dimensional standards, and operational regulations of Article XIV.

518.2 Zoning Authorization. Except for Edge Computing Facilities expressly exempted by Article XIV, covered facilities shall not be established, constructed, or expanded unless both the required DC-O designation and underlying zoning authorization are in effect.

518.3 Controlling Requirements. The specific provisions of Article XIV shall control in a conflict with this Section. Other nonconflicting provisions of this Resolution remain applicable.

518.4 Existing Lawful Facilities. Existing lawful uses, nonconforming rights, and vested property rights shall be treated in accordance with Section 501 and applicable Tennessee law. Expansion and material modification shall be reviewed as required by Article XIV to the extent permitted by law.

519. Short term rental. These uses are permitted in all zoning districts where traditional residential uses are permitted, provided:

A. A permit to operate as a short term rental is required to be obtained, specifying the number of bedrooms and number of sleeping areas (i.e., a den with a sleeper sofa) available for rent; the maximum length of stay per visitor; the maximum number of visitors permitted on the property at a time; the number and location of off-street parking spaces; the location and number of garbage receptacles; the location and type of outdoor recreation areas/common spaces; and a copy of any standards of regulations guiding visitor conduct.

B. If only a portion of the structure is available for rent, the number and location of the bedrooms/sleep areas shall be provided, including the maximum number of visitors that could be accommodated.

C. If only a portion of the structure is available for rent, the number of residents (non-transients) on the property shall be provided, so that minimum required parking spaces can be determined.

D. Inspections of the residence by the Enforcement Officer may be performed to ensure compliance with all applicable regulations.

E. Smoke detectors, CO detectors, fire extinguishers, and other emergency equipment shall be provided and maintained in operating order as per the requirements of Greene County. (Section 519 added 6/17/24)

ARTICLE VI
USE REQUIREMENTS BY DISTRICTS

601. A-1 General Agriculture District. It is the intent of this district to provide space for agriculture and agriculturally oriented uses and structures which provide an important part in the economy of Greene 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 and it is not intended that this district provide a location for a lower standard of residential, commercial, or industrial development than is authorized in other districts.

601.1 In order to achieve the intent of the A-1 General Agriculture District, the following uses are permitted:

A. Farming uses, their accessory structures and farming related uses including roadside stands for the sale of farm produce provided they meet the setback requirements of this district.

B. Detached single-family dwellings.

C. Any use permitted in the R-1 Residential District.

D. One or two mobile homes on a single lot, provided that if two mobile homes are located on one lot, each residence shall meet all lot and yard requirements for this district. However, up to three mobile homes may be permitted for tenant usage on large acreage farming enterprises.

E. Churches and cemeteries.

F. Crematory.

G. Schools, both public and private.

H. Golf courses, parks, playgrounds, marinas, and publicly owned recreational uses, provided that a site plan be approved for any recreational use that creates excessive noise, dust, or other nuisance. The site plan shall require a setback of the use of at least one thousand (1,000) feet from any property line and a landscape buffer or noise abatement structure enclosing the use.

I. Public utility facilities necessary for public service.

J. Customary home occupations.

K. Farm wineries provided that they are in conformity with and meet the provisions as outlined in Section 57-3-207 and 57-3-208, Tennessee Code Annotated.

L. Veterinary Clinics.

M. Sawmills, Feed Mills, General Stores, Farm Supply Stores, Barber and Beauty Shops, Restaurants and similar uses intended to serve rural farming communities.

N. Commercial nurseries, landscaping, tree trimming and lawn care services.

O. Livestock Yards.

P. Bed-and-Breakfast Inns, provided:

1. They are located on lots containing a minimum of one (1) acre.

2. There shall be no more than four (4) guest rooms.

3. There shall be no more than eight (8) registered adult guests at one time, and a current guest register must be kept by the owner (or manager).

4. The owner (or manager) must reside on the premises.

5. The serving of meals is limited to breakfast for registered guests only.

6. There shall be one (1) parking space for each guest room, plus two additional parking spaces.

7. A plan, approved by the planning commission, showing proposed ingress and egress to the parking area and landscaping used to screen the parking area from adjacent properties, and such other information as may be required by the planning commission.

8. Signs shall be limited to one (1) not to exceed six (6) square feet in size and which shall be mounted flush upon the building.

Q. Small Daycare Centers, subject to the following standards:

1. Shall serve a minimum of four (4) children and a maximum of sixteen (16).

2. The owner/operator shall reside on premise.

3. The center is licensed by the State of Tennessee.

4. The center is located on an arterial or collector road as shown on the Greene County Zoning Map.

5. The center is located on a lot of one acre or more.

6. Signage, fencing, and buffering requirements shall be determined by the Greene County Regional Planning Commission as part of the site plan review.

R. Small Woodworking Shops, provided:

1. One principal structure used for manufacturing not to exceed 1,600-sq. ft. in size.

2. Accessory structures shall be permitted provided they are not used for manufacturing.

3. Parking shall be gravel.

4. Hours of operation shall be daylight hours.

5. Design shall meet or exceed the minimum State requirements.

6. Maximum number of employees shall not exceed three (3).

S. Tiny homes, as defined in 256 B, provided:

1. Units must meet the minimum size requirements of the International Building Code that is in place at the time of construction.

2. Those units built on-site must meet the International Building Code in effect at the time of construction.

3. Out-of-county on frame tiny homes must be inspected by a Tennessee state licensed structural engineer throughout the building process. The engineer must provide all inspection reports to the Greene County Building Commissioner. A full set of plans must accompany each home. Plans must be stamped by a Tennessee state

licensed structural engineer. Plans must also show all anchoring information.

4. Site built homes, or manufactured tiny homes which have their wheels removed, must be situated on a permanent foundation with permanent connections to water, sewer/septic, and electric utilities.

5. Homes constructed in a manufacturing facility that retain their wheels shall provide underpinning, foundations and tie-downs per structural engineers requirements. (Added 7/17/17).

T. Campgrounds, provided:

1. They are five (5) acres or larger in size.

2. Site plans are submitted and approved by the Greene County Regional Planning Commission.

3. Buffers are provided as follows:

(a) A buffer area of at least fifty (50) feet in width shall be provided around the periphery of the campground.

(b) The outer twenty-five (25) of buffer area shall contain a landscape strip planted with evergreen trees, measuring a minimum of six (6) feet in height at the time of planting, and planted in a staggered pattern at a maximum distance of ten (10) feet on center.

(c) Information on the buffer design, and the width, height, opacity, growing period to maturity, time schedule for installation, and responsibility for perpetual maintenance of the buffer, shall be submitted to and approved by the Enforcing Officer.

(d) Proposals for alternative buffering, such as solid fencing, may be submitted to the Building Commissioner for approval.

4. Access roads inside campgrounds, which shall be privately constructed and maintained, shall have a minimum of a four (4) inch rock base or asphalt.

5. Each site must have adequate parking, with a minimum of two (2) parking spaces per home site.

6. Setbacks for campsites are: at least of fifty (50) feet from exterior property lines, twenty (20) feet from access roads, and twenty (20) feet between camp sites.

7. Campgrounds cannot create excessive noise, dust, or any other type of nuisance, unless they meet the one thousand (1,000) foot setback requirement listed in Section 601.1 (H) of the Greene County Zoning Resolution.

8. Sanitation facilities must be provided that are adequate to meet the needs of the campground. Porta-Potty and/or subsurface sewage disposal systems shall comply with the requirements of the State of Tennessee, Water Resources, Division of Groundwater Protection Office (TDEC).

9. Safe drinking water shall be provided via a minimum of one (1) yard hydrant for every five (5) sites. If well water is used, it must be tested and approved by TDEC.

10. Campgrounds cannot be designed and used for long term permanent housing. To meet the requirements of these regulations, no more than 30 days of consecutive use is permitted by the same user, and at least seven (7) days must lapse prior to re-entry.

11. The owner of the campground may construct appropriate facilities for sanitation after obtaining the relevant permits from the TDEC and the Greene County Building Commissioner.

12. The Building Commissioner may inspect campgrounds at any time for compliance with zoning and building code compliance. (Added 7/17/17).

U. Limited-yield custom slaughterhouses provided the facility:

1. Is no larger than one (1) acre in size located on a lot or parcel containing at least ten (10) acres;

2. Is set back a minimum of two-hundred (200) feet from all property lines;

3. Is shielded by placement of a planted and maintained buffer strip located either adjacent to the adjoining property lines or around the perimeter of the slaughter house facility;

4. Meets all requirements and is properly permitted by the Tennessee Department of Agriculture Regulatory Services and the

United States Department of Agriculture Food Safety Inspection Service;

5. Is developed as per site plan as approved by the Greene County Regional Planning Commission;

6. Is accessed from an arterial or collector street; and

7. Processes no more than five thousand (5,000) animals units per year. (Added 10/19/20).

601.2 Uses permitted on review. Mini-storage facilities designed as a commercial (not industrial) use may be permitted on review by the planning commission, provided:

A. They are located adjacent to and accessed from arterial or collector streets as designated by the planning commission on the most recent Greene County zoning map.

B. The development is located at least five hundred (500) feet from property zoned A-2 Agriculture-Residential District, R-1 Low Density Residential District, and R-2 Medium Density Residential District.

C. Buildings shall be located at least fifty (50) feet from the side and rear lot lines.

D. Driveway and parking areas may be located within the side and rear yard building setback provided they are at least fifteen (15) feet from all side and rear lot lines.

E. A planted buffer strip measuring at least fifteen (15) feet in width shall be landscaped within the side and rear buffer areas.

F. Low-height planted landscaped areas at least ten (10) feet wide shall be provided along roads providing access to the project.

G. Buzzers, beepers, or similar noise-making equipment shall not be installed unless specifically permitted by the planning commission.

H. Sight distance for any proposed entrance shall be measured by a surveyor licensed in the State of Tennessee, and shall meet or exceed guidelines set by the American Association of State Highway and Transportation Officials (AASHTO). (Added 09/19/22)

601.3. Business signs identifying commercial uses shall be required to meet the following criteria:

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

601.4. Area Regulations. All buildings shall be set back from street or road right-of-way line and lot lines to comply with the following yard requirements.

A. Lot area –

Minimum required lot area for single-family detached structures....½ acre.

Minimum required lot area for small woodworking shops..... 30,000-sq. ft.

Minimum required lot area other uses subject to review by the Greene County Regional Planning Commission (GCRPC)

B. Lot width –

Minimum required lot width at building line for all uses other than single-family detached structures .....200 feet

Minimum required lot width at building line for single-family detached structures .....100 feet

C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front yard for all buildings other than single-family detached structures and farm buildings 50 feet

Minimum required front yard for small woodworking shops 50 feet

Minimum required front yard for single-family detached structures and farm buildings:

If fronting along an arterial road .....50 feet

For all other road classifications .....55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Rear yard –

Minimum required rear yard for small woodworking shops .....50 feet

Minimum required rear yard for all buildings other than single-family detached structures and farm buildings.....50 feet

Minimum required rear yard for single-family detached structures ...30 feet

E. Side yard –

Minimum required side yard at the building line for all structures other than single-family structures and farm buildings.....20 feet

Minimum required side yard at the building line for single-family structures and farm buildings .....12 feet

Side Yard-Customary accessory buildings shall have a minimum front yard setback of thirty (30) feet and shall not be located closer than five (5) feet to any side or rear lot line.

602. A-2 Agriculture-Residential District. It is the intent of this district to provide areas for low-density rural residential development where continuation of certain farm uses are compatible with this development. The A-2 Agriculture-Residential District is particularly intended for lower density development than the typical suburban residential development, and yet is not meant to be a predominate agriculture area, although farming may be carried on to a large extent as a supplementary activity. In some instances this district may be applied where there is little likelihood that public water and sewer systems will be available in the near future.

602.1 Within the A-2 Agriculture-Residential Districts the following uses are permitted:

A. Detached single family dwellings, except tiny homes. (Added 7/17/17)

B. Public utilities – provided that plans for the utilities are submitted to and approved by the planning commission.

C. Customary general farming.

D. Schools, both public and private; and churches, provided however, that:

1. They shall be located on a lot containing not less than three acres.

2. The buildings shall be placed not less than fifty feet from the side and rear property lines.

3. There shall be a planted buffer strip along the side and rear lot lines.

4. They are located on an arterial or collector street as shown on the Zoning Map of Greene County, Tennessee.

E. Customary incidental home occupations.

602.2 Area Regulations. All buildings shall be set back from street or road right-of-way line and lot lines to comply with the following yard requirements.

A. Lot area –

Minimum required lot area for all uses
Other than single-family structures and public utilities..... 3 acres

Minimum required lot area for single-family structures.....1 acre

Minimum required lot area for public utilities...determined by the GCRPC.

B. Lot width –

Minimum required lot width at the building line for all use
other than single-family detached structures 200 feet

Minimum required lot width at the building line
for single-family structures 100 feet

C. Front yard (measured from the road right-of-way boundary, [exception noted])

Minimum required front yard for all buildings other than
single-family detached structures and farm buildings……..50 feet

Minimum required front yard for single-family detached structures and farm buildings:

If fronting along an arterial road 50 feet

For all other classifications 55 feet
from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Rear yard –

Minimum required rear yard for all buildings other than single-family Detached structures……50 feet

Minimum required rear yard at the building line for single-family structures .....30 feet.

E. Side yard –

Minimum required side yard at the building line for all structures other than single-family structures and farm buildings .....50 feet.

Minimum required side yard at the building line for single-family structures .....30 feet.

F. Customary accessory building shall have a minimum front yard setback of thirty (30) feet and shall not be located closer than five (5) feet to any side or rear lot line.

603. R-1 Low Density Residential District. This is the most restricted residential district, intended for low density single-family use along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics and provide an environment for family life. Additional related uses normally required to provide the basic needs and conveniences of a residential area are permitted upon review by the planning commission provided certain standards are met. It is necessary to set higher standards for these related uses because they generate more traffic than single family residential uses and would be detrimental to a residential neighborhood if they were not required to meet minimum standards.

603.1 Within the R-1 Low Density Residential Districts of Greene County, the following uses are permitted:

A. Detached single family dwellings, except tiny homes. (Added 7/17/17)

B. Customary general farming.

C. Public utility stations, subject to review and approval by the Greene County Planning Commission.

D. Customary accessory buildings or structures as defined herein. All structures shall be reviewed for approval by the Planning & Zoning Department prior to issuance of a permit and shall conform to the following regulations:

1. Structures placed in the rear yard behind the principal structure shall be set back a minimum of five (5) feet from the side and rear property lines.

2. Structures placed in the side yard shall meet the minimum principal building setback requirements for that particular zone.

3. No customary accessory structure shall be larger than the outside perimeter (footprint) of the principal structure.

4. The total area of all accessory structures shall not exceed ten percent (10 %) of the total area of the property.

5. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.

6. All structures, regardless of size, shall conform to the above setback and use restrictions.

E. Publicly owned recreation facilities and grounds, not to include any use that creates excessive noise, dust, or other nuisance.

F. Two-family dwellings provided they meet the lot area per family requirements.

G. Cemeteries, churches, and schools, both public and private offering general education, provided:

1. They are located on an arterial or collector street as shown on the Zoning Map of Greene County, Tennessee.

2. They are located on a lot containing a minimum of one (1) acre.

3. The buildings are placed not less than fifty (50) feet from side and rear lot lines.

4. There is a minimum ten (10)-foot-deep landscaped and planted buffer strip along the side and rear lot lines.

H. Customary, incidental, home occupations conducted within the principal building provided there is no external evidence of such occupation except announcement or professional sign attached to the principal building not more than two (2) square feet in area, that not more than one person not a resident of the premises is employed, and that not more than twenty-five percent (25%) of the total floor area of the principal building is in such use.

603.2 Area Regulations

A. Lot area –

Minimum required lot area for single-family dwelling units.....½ acre

Minimum required lot area for two-family – first unit .....½ acre

Minimum required lot area for the second unit ..... 10,000 sq. feet

If lot is not served by sanitary sewer, minimum lot size must conform to Requirements determined by the Tennessee Department of Environment and
Conservation, but in no case may be less than the minimum standards outlined above.

B. Lot width –

Minimum required width at building line .....80 feet

C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front:

If fronting along an arterial road .....50 feet

For all other road classifications .....…….55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Rear yard –

Minimum required rear yard.....30 feet

E. Side yard –

Minimum required side yard.....12 feet.

Minimum additional side yard for all buildings
over two stories ..... 6 feet per story

604. R-2 Medium Density Residential District. This district is intended to provide for medium density residential development including single-family residential development and low density multiple-family apartment uses. Like the R-1 District, this district is designed to protect the essential characteristics of family living. Additional related uses normally required to provide the basic needs and conveniences of a residential area are permitted upon review by the planning commission provided certain standards are met. It was necessary to set higher standards for these related uses because they create more traffic than residential uses and would be detrimental to a residential neighborhood if they were not required to meet minimum standards.

604.1. Within the R-2 Medium Density Residential District of Greene County, the following uses are permitted:

A. Any use permitted in the R-1 Low Density Residential District.

B. Two-family and multi-family dwellings.

C. Boarding and rooming houses.

D. Individual mobile homes on individual lots.

E. Customary, incidental, home occupations conducted within the principal building provided there is no external evidence of such occupation except announcement or professional sign attached to the principal building not more than two (2) square feet in area, that not more than one person not a resident of the premises is employed, and that not more than twenty-five percent (25%) of the total floor area of the principal building is in such use.

F. Mobile Home Parks, as provided for in Article VII, Mobile Home Park Regulations.

604.2 Area regulations

A. Lot area –

Minimum required lot area for single-family dwelling units..... ½ acre.

Minimum required lot area for two-family and multi-family units, first unit.....½ acre.

Minimum required lot area for the second and each additional unit .....10,000 sq. feet.

Minimum required lot area for the first unit if serviced by public sewer .....8,000 sq. feet.

Minimum required lot area each additional unit on public sewer .....2,500 sq. feet.

If lot is not served by sanitary sewer, minimum lot size must conform to Requirements determined by the Tennessee Department of Environment and

Conservation, but in no case may be less than the minimum standards outlined above.

B. Lot width –

Minimum required width at building line .....60 feet.

C. Front yard (measured from the road right-of-way boundary, [exception noted])-

Minimum required front:

If fronting along an arterial road .....50 feet

For all other road classifications……55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Rear yard –

Minimum required rear yard.....25 feet.

E. Side yard –

Minimum required side yard.....10 feet.

Minimum required additional side yard for all buildings
over two stories ..... 6 feet per story.

605. B-1 Neighborhood Business District. It is the intent of this district to establish business areas to serve surrounding residential districts. This is intended to be a restricted commercial district, limited to a narrow range of retail services; large commercial operations would be undesirable. The district regulations are intended to discourage strip business development and encourage grouping of uses in which parking and traffic congestion is reduced to a minimum.

605.1. In order to achieve the intent of the B-1 Neighborhood Business District, as shown on the Zoning Map of Greene County, Tennessee, the following uses are permitted:

A. Any use permitted in the R-2 Medium Density Residential District with the exception of mobile home parks.

B. Barber and beauty shops, gift shops, shoe repair shops, hardware stores, laundry and dry cleaning pick-up stations, laundromats, grocery stores, drug stores, and similar businesses intended to serve the rural community.

C. Commercial nurseries.

D. Gasoline service stations provided that all structures, including underground storage tanks, shall be placed not less than thirty (30) feet from any property line. Points of access and egress shall be located not less than fifteen (15) feet from the intersection of street lines.

E. Automobile sales (used or preowned.)

F. Bed-and-Breakfast Inns, provided:

1. They are located on lots containing a minimum of one (1) acre.
2. There shall be no more than four (4) guest rooms.
3. There shall be no more than eight (8) registered adult guests at one time, and a current guest register must be kept by the owner (or manager).
4. The owner (or manager) must reside on the premises.
5. The serving of meals is limited to breakfast for registered guests only.
6. There shall be one (1) parking space for each guest room, plus two additional parking spaces.

7. A plan, approved by the planning commission, showing proposed ingress and egress to the parking area and landscaping used to screen the parking area from adjacent properties, and such other information as may be required by the planning commission.
8. Signs shall be limited to one (1) not to exceed six (6) square feet in size and which shall be mounted flush upon the building.

G. Small Daycare Centers, subject to the following standards:

1. Shall serve a minimum of four (4) children and a maximum of sixteen (16).
2. The owner/operator shall reside on premise.
3. The center is licensed by the State of Tennessee.
4. The center is located on an arterial or collector road as shown on the Greene County Zoning Map.
5. The center is located on a lot of one acre or more.
6. Signage, fencing, and buffering requirements shall be determined by the Greene County Regional Planning Commission as part of the site plan review.

605.2. Business signs identifying commercial uses shall be required to meet the following criteria:

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

605.3. Uses permitted on review. The following uses may be permitted on review by the planning commission; provided, however, that no permit may be issued except with the written approval of the planning commission and subject to such conditions as the planning commission may require in order to preserve and protect the character of the district in which the proposed use is located.

Medical clinics, veterinary clinics, office buildings for doctors, dentists, lawyers, and other such professional services, financial institutions, and similar uses, provided:

A. That they are located on an arterial or collector street.

B. That they are located on a lot containing a minimum of one acre.

C. That the buildings are not less than fifty feet from the side and rear lot lines.

D. That there is a planted buffer strip along the rear and side lot lines.

605.4. Area regulations. The following requirements shall apply to all uses permitted in this district:

A. Lot area –

Minimum lot and yard requirements for residential uses shall conform to the residential requirements in the R-2, Medium Density Residential District.

Minimum required lot area for a commercial use.....20,000 sq. feet.

B. Lot Width –

Minimum lot width measured at the building line.....100 feet.

C. Front yard (measured from the road right-of-way boundary, [exception noted]) –

Minimum required front yard:

If fronting along an arterial road .....50 feet

For all other road classifications.....55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Side yard –

On the side of lot adjoining a residential district there shall be a side yard of not less than thirty (30) feet. There shall be a side yard set back from an intersection street of not less than thirty (30) feet. In all other cases, a minimum side yard of ten (10) feet shall be required.

E. Rear yard –

There shall be a rear yard, alley, service court, or combination thereof, of not less than thirty (30) feet in depth, and all of the service areas of all buildings shall be completely buffered with plant material or fencing.

606. B-2 General Business District. It is the intent of this district to encourage commercial development to concentrate to the mutual advantage of consumers and at the same time provide for adequate space and sufficient depth from the street for transactions of the district. This district is for personal and business services and general retail business, and is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations were designed to guide future change so as to discourage formation of future slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

606.1. Within the B-2 General Business District of Greene County, Tennessee, the following uses are permitted.

A. Any commercial use permitted in the B-1 Neighborhood Business District.

B. Multi-family dwellings, provided that the lot and yard requirements conform to those for residential uses in the R-2, Medium Density Residential District

C. Stores and shops conducting retail business, sales and display rooms.

D. Offices, hotels and motels, restaurants and similar community services.

E. Personal business and professional services

F. Public and semi-public buildings.

G. Parking lots and parking garages.

H. Commercial printing operations.

I. Financial institutions.

J. Any other store or shop for retail trade or for rendering personal, professional, or business service deemed to be consistent in nature to the uses listed above.

K. Wholesale businesses, warehouses, storage yards and storage buildings, machine shops.

L. Automobile service and repair establishments.

M. Bottling operations and bakeries.

N. Businesses selling alcoholic beverages for either on-premise or off-premise consumption, provided the site is located on an arterial road as shown on the Zoning Map of Greene County, Tennessee.

606.2. Business signs identifying commercial uses shall be required to meet the following criteria:

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

606.3. Area regulations. The following requirements shall apply to all uses permitted in this district:

A. Lot area –

Minimum lot and yard requirements for residential uses shall conform to the residential requirements in the R-2, Medium Density Residential District.

Minimum required lot area for a commercial use.....30,000 sq. feet.

B. Lot Width –

Minimum lot width measured at the building line.....100 feet.

C. Front yard (measured from the road right-of-way boundary, [exception noted]) –

Minimum required front yard:

If fronting along an arterial road .....50 feet

For all other road classifications .....55 feet from the road centerline or 30 feet from the edge of the right-of-way, whichever is greater.

D. Side yard –

On the side of lot adjoining a residential district there shall be a side yard of not less than thirty (30) feet. There shall be a side yard set back from an intersection of streets of not less than thirty (30) feet. In all other cases, a minimum side yard of ten (10) feet shall be required. Side yards which abut a residential use shall be completely buffered with plant material or fencing.

E. Rear yard –

There shall be provided an alleyway, service court, rear yard or combination thereof of not less than thirty (30) feet in depth. Rear yards which abut a residential use shall be completely buffered with plant material or fencing.

606.4 Edge Computing Facilities. Edge Computing Facilities, as defined in Article XIV, are permitted in B-2 subject to Planning Commission site plan approval and the applicable requirements of Article XIV. Other classes of data centers are prohibited in B-2.

607. B-3 Arterial Business District. It is the intent of this district to establish areas in which the principal use of land is devoted to commercial uses which cater specifically to the needs of motor vehicle oriented trade. The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade; to provide for the orderly development and concentration of highway and arterial commercial uses; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

607.1. Within the B-3 Arterial Business District as shown on the Zoning Map of Greene County, Tennessee, the following uses are permitted:

A. Any commercial use permitted in the B-2 General Business District.

B. Shopping Centers.

607.2. Business signs identifying commercial uses shall be required to meet the following criteria:

A. Signs shall be erected flat against the front or side of the building containing the business, or within eighteen (18) inches thereof, and shall not project above the building.

B. Such signs shall have no flashing, intermittent or moving illumination.

C. Any illumination of signs shall be such that adjacent residences and/or businesses are not adversely affected.

D. Only one (1) detached sign advertising a business or businesses may be erected on any one lot, and said sign must be located on the same lot or parcel as the business or businesses being advertised.

607.3. Area regulations

A. Lot area –

Minimum required lot area .....1 acre.

B. Lot Width –

Minimum lot width measured at the building line .....200 feet.

C. Front yard -

All lots shall have a building setback of not less than fifty (50) feet.

D. Side yard –

On the side of lot adjoining a residential district there shall be a side yard of not less than thirty (30) feet. There shall be a side yard set back from an intersection of streets of not less than thirty (30) feet. In all other cases, each side yard shall be not less than twenty (20) feet. Side yards which abut a residential use shall be completely buffered with plant material or fencing.

E. Rear yard –

There shall be provided an alleyway, service court, rear yard or combination thereof of not less than thirty (30) feet in depth. Rear yards which abut a residential use shall be completely buffered with plant material or fencing.

607.4 Edge Computing Facilities. Edge Computing Facilities, as defined in Article XIV, are permitted in B-3 subject to Planning Commission site plan approval and the applicable requirements of Article XIV. Other classes of data centers are prohibited in B-3.

608. M-1 Industrial District. It is the intent of this district to establish industrial areas along with open areas which will likely develop in a similar manner. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation are kept to a minimum. The industrial district is established to provide areas in which the principal use of land is for manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution.

608.1. Within the M-1 Industrial District as shown on the Zoning Map of Greene County, Tennessee, the following uses are permitted:

A. Any use permitted in the B-3 Arterial Business District.

B. Business signs as described in the B-3 Arterial Business District.

C. Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazard or other objectionable conditions in the opinion of the building commissioner.

D. Trucking terminals and railroad yards.

608.2. Area regulations

A. Lot area –

Minimum required lot area ..... 1 acre.

B. Lot width –

Minimum lot width measured at the building line.....200 feet.

C. Front yard –

All buildings shall be set back at least fifty (50) feet from all street right-of-way lines.

D. Side yard –

All buildings shall have a side yard of at least twenty (20) feet. All side yards which abut a residential use shall be completely buffered with plant material or fencing.

E. Rear yard –

All lots shall have a minimum rear yard of at least thirty (30) feet. All rear lots which abut a residential use shall be completely buffered with plant material or fencing.

608.3 Data Centers. In M-1, Edge Computing Facilities are permitted with Planning Commission site plan approval without DC-O designation; Small Data Centers are permitted within DC-O with Planning Commission site plan approval; Medium Data Centers require DC-O designation, Board of Zoning Appeals special exception approval, and Planning Commission site plan approval. Large and Hyperscale Data Centers are prohibited in M-1. Data centers shall not be treated as an otherwise generally permitted industrial, commercial, warehouse or utility use; Article XIV controls.

609. M-2 Heavy Impact Use District. It is the intent of this district to establish industrial areas which, unless closely regulated, might cause a detrimental effect upon and be injurious to surrounding areas. This district is created, therefore, to allow for heavy type industries and uses, noise, odor, dust and other objectionable conditions.

609.1. Within the M-2 Heavy Impact Use District, as shown on the Zoning Map of Greene County, the following uses are permitted:

A. Any use permitted in the M-1 District.

B. Business signs as described in the B-3 Arterial Business District

C. Lots or yards for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials.

D. Meat products manufacturing.

E. Custom Slaughterhouses provided that:

1. The facility is no larger than one (1) acre in size.

2. The facility is set back a minimum of two-hundred (200) feet from all property lines.

3. There is a planted and maintained buffer strip located either adjacent to the adjoining property lines or around the perimeter of the slaughterhouse facility.

4. The facility meets all requirements and is properly permitted by the Tennessee Department of Agriculture Regulatory Services and the United States Department of Agriculture Food Safety Inspection Service.

5. A site plan is approved by the Greene County Planning Commission.

6. The facility is located on a lot or parcel consisting of at least ten (10) acres.

F. Dyeing and finishing of textiles.

G. Paper and allied products manufacturing.

H. Chemicals and allied products manufacturing.

I. Rubber and miscellaneous plastic products manufacturing.

J. Automobile and/or Mobile Home wrecking, salvage and junk yards provided that:

1. All motor vehicles and/or mobile homes stored or kept in such yards shall be kept so that they will not catch or hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice or other vermin may be harbored, reared or propagated.

2. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than three hundred (300) feet from any established residential zone.

3. All salvage and/or junk materials shall be kept a minimum of fifty (50) feet from any adjoining property line.

4. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed fence, screen, wall, or planted buffer, from eight (8) to twelve (12) feet in height, which is constructed and maintained to prevent viewing from public roads and adjoining properties. Storage between the road or street and such fence, screen, or wall is expressly prohibited. Any fence, screen, or wall for concealment shall be maintained in good condition.

5. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to public health or safety.

6. Application for automobile and/or mobile home wrecking, junk or salvage yard permit: No person shall own or maintain an automobile and/or mobile home wrecking, junk or salvage yard

within Greene County until he has secured a permit from the Greene County Building Commissioner. A detailed site plan, a schedule for construction and any other information deemed necessary shall be submitted to said building commissioner prior to the issuance of such permit

K. Non-hazardous solid waste disposal provided that:

1. A permit has been obtained from the Greene County Building Commissioner.

2. The site is approved by the Tennessee Department of Public Health and the Greene County Board of Health.

3. The total tract contains a minimum of one hundred (100) acres.

4. The site is located on an arterial road as shown on the Zoning Map of Greene County, Tennessee or on a road with a minimum asphalt pavement width of twenty-two (22) feet.

5. Trenches and areas for burial of refuse shall be located at least five-hundred (500) feet from any existing residence or any residence under construction or on adjoining property at the time the landfill operation is begun.

6. Existing trees shall be maintained within one hundred (100) feet of the adjoining property lines. Where the natural growth within one hundred (100) feet of the adjoining property line is inadequate to effectively screen the landfill site from the view from adjoining properties, trees shall be planted for such screening purposes.

7. The site plan is reviewed and approved by the Greene County Planning Commission, said site plan shall consider, but not be limited to the criteria of site suitability, population density of the surrounding area, accessibility, suitability of entrances and exits, and any other criteria deemed important by the planning commission.

L. Adult Oriented Establishments provided that:

1. The site shall be located not less than two thousand (2,000) feet from any property that is residentially zoned at the time of approval for an adult entertainment activity.

2. The site shall be not less than two thousand (2,000) feet from the site of any public amusement or entertainment activity, including, but not limited to, the following: arcades, motion picture theaters, bowling alleys, marinas, golf courses, playgrounds, ice skating and roller skating rinks or arenas, zoos, community centers and similar amusements offered to the general public. "Amusement or entertainment activities" in this section shall not include adult oriented establishments, and shall not reduce the distance requirements otherwise dictated by this section.

3. The site shall be located on an arterial road as shown on the Greene County Zoning Map.

4. The site shall be not less than two thousand (2,000) feet from any area devoted to public recreation activities.

5. The site shall be not less than two thousand (2,000) feet from any school, library, day care center, park, church, mortuary or hospital.

6. The site shall be not less than one-half (½) mile from any other adult entertainment business site.

7. Measurement shall be made from the nearest recorded property line of the lot on which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Greene County Zoning Map.

8. Maps showing existing land use and zoning within one-half mile of the proposed site should be submitted with an application for Use on Review approval along with site plans, surveys or other such special information as may reasonably be required by the planning commission for use in making a thorough evaluation of the proposal.

9. All signs, whether on- or off-premise, advertising adult businesses, shall be limited to written description of materials or services available at the business, and shall not include graphic or

pictorial description of materials or services. Such signs shall contain no language that may appear inappropriate for minors or offensive to the general public.

M. Utility-scale ground mount solar energy systems, as per the requirements of Section 516. (3/19/24)

609.2. Uses permitted as a special exception.

A. Large wind energy facilities, provided that:

1. The site is on a list of brownfields maintained by the Greene County Office of Inspection and Regulation.
2. A minimum setback for any wind turbine of a wind energy facility from any non-participating landowner's property line shall be equal to three and one-half (3.5) times the total height of the turbine structure as measured from the ground at its base to the maximum height of the blade tip.
3. Structures on the site that do not generate vibration or noise shall meet the minimum setback requirements for the district.
4. The facility shall meet the requirements of T.C.A. § 65-17-105 in place as of the adoption date of this resolution.
5. The immission limit measured at the property line of a nonparticipating owner shall be thirty-five (35) dB.
6. Consideration and approval of a site plan by the Greene County Planning Commission, which is required, shall not occur until a special exception has been approved by the Board of Zoning Appeals.
7. Nothing in these regulations shall be interpreted to remove or reduce the buffering standards required for industrial uses abutting a residential use or zone.
8. Lighting.

a. Wireless transmission facilities shall not be artificially lighted unless required by the Federal Aviation Administration or other governmental authority. Applicant shall utilize “dual lighting” to the extent permitted by the Federal Aviation Administration or other regulating governmental authority.

b. While zoning standards must comply with FAA regulations, local officials may include provisions that limit the amount of obstruction lighting used if possible, or require alternative approved lighting systems.

c. Alternative lighting systems that have been approved by the FAA are Aircraft Detection Lighting Systems for wind turbines. These reduce persistent lighting for wind turbines by using obstruction lights

that only activate when radar systems detect an approaching aircraft.

9. Outside lighting, if required for safety and security purposes, shall be arranged so as to minimize glare and reflection on adjacent properties and public roads. The Enforcing Officer may require the submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting as designed and installed does not exceed 0.4 foot candles. Wireless transmission facilities shall not be artificially lighted unless required by the Federal Aviation Administration or other governmental authority. (609.2 added 3/19/24)

~~B. Data centers, cryptocurrency mining, and like uses, as per the requirements of Section 518.~~

Area regulations

A. Lot area –

Unless otherwise specifically required,
minimum required lot area..... 1.5 acres

B. Lot width –

Unless otherwise specifically required,
minimum required lot width .....200 feet.

C. Front yard –

All buildings shall be set back fifty (50) feet from all road right-of-way lines.

D. Side yard –

All buildings shall have a side yard setback of at least thirty (30) feet on each side. All side yards which abut a residential use shall be completely buffered with plant material or fencing.

E. Rear yard –

All lots shall have a rear yard of at least thirty (30) feet. All rear yards which abut a residential use shall be completely buffered with plant material or fencing.

609.3 Data Centers. In M-2, Edge Computing Facilities are permitted with Planning Commission site plan approval without DC-O designation. Small and Medium Data Centers are permitted within DC-O with Planning Commission site plan approval, without a special exception. Large and Hyperscale Data Centers require DC-O designation, Board of Zoning Appeals special exception approval, and Planning Commission site plan approval. Data centers are not authorized under general industrial permissions or through M-1 use incorporation; Article XIV controls.

ARTICLE VII
MOBILE HOME PARK REGULATIONS

701. Applicable Regulations. It shall be unlawful for any person to place or maintain two or more mobile homes for living or sleeping purposes on any premises or tract of land in Greene County within the Greene County Planning Region unless they be contained within a planned mobile home park duly permitted and pursuant to the provisions of these regulations. In any district in which mobile home parks are permitted, the following regulations shall apply:

702. Definitions. The following definitions shall apply in the interpretation and application of this chapter:

702.1 Mobile Home A detached single dwelling unit with all of the following characteristics:

A. Designed for long term occupancy and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities, with plumbing and electrical connections provided for attachment to outside systems.

B. Designed to be transported after fabrication on its own wheels, or on flatbed or other trailers or detachable wheels.

C. Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, locations on foundation supports, connection to utilities and the like.

702.2 Mobile home park shall mean any plot of ground containing a minimum of two (2) acres upon which two (2) or more mobile homes are located or are intended to be located, but does not include sites where unoccupied mobile homes are on display for sale.

702.3 Buffer strip shall mean a plant material or other material approved by the Greene County Planning Commission which will provide a screen not less than six (6) feet in height.

702.4 Health officer shall mean the health officer of Greene County, Tennessee or his authorized representative.

702.5 Building Official shall mean the building official of Greene County, Tennessee or his authorized representative.

703. Minimum Standards. The following minimum standards shall apply to all mobile home parks:

Each mobile home park shall contain a minimum of two (2) acres and shall not have more than fifty (50) mobile homes.

703.1 The site shall be located on a well drained and flood free site with proper drainage.

703.2 The site shall not be exposed to objectionable smoke, noise, odors, insect, or rodent harborage or other adverse influences.

703.3 The site shall be located with direct access to an open public street.

703.4 There shall be buffer strips along side and rear lot lines of the park. In addition the planning commission may attach other special conditions and safeguards to protect both the occupants of the park and the occupants of surrounding property, including such matters as protection against noise, light and dust. Where required to serve these ends, walls, planting, surfacing or other material or artificial means for protection may be required as a part of such special conditions.

703.5 The mobile home park shall contain not more than five (5) individual mobile home spaces per gross acre.

703.6 An approved water supply and sanitary sewer condition shall be provided to each mobile home space. Piping and connections shall be as specified and approved by the county health officer. No mobile home park shall be permitted unless park is served by a public water supply.

703.7 Mobile home parks shall provide a common area for playgrounds. The area shall contain a minimum of five hundred (500) square feet for each mobile home space exclusive of roadways, mobile home spaces and parking spaces.

703.8 The mobile home park shall be developed to a density compatible with the district in which it is located: however, the minimum lot area per mobile home space with public water and sewer shall be five thousand (5,000) square feet. For double-wide mobile homes, the minimum lot size shall be seventy five hundred (7,500) square feet. In areas without public wastewater service the minimum lot area shall be seven thousand five hundred (7,500) square feet for single wide mobile homes and ten thousand (10,000) square feet for a double wide mobile home unless a higher density is approved by the Greene County Health Department and Greene County Planning Commission after appropriate soils tests have been completed and analyzed as to the capability of the soils to accommodate a septic tank and drain field.

703.9 Roads within the mobile home park shall be paved to a width of not less than twenty (20) feet in accordance with the procedures and standards for minor

residential streets as specified in the Greene County Subdivision Regulations; except that only four inches of compacted stone for base will be required and a pavement of double bituminous, hot asphalt or four inches of concrete will be accepted and no curbs are required. The right-of-way shall only be of sufficient width to include the road surface itself and necessary drainage facilities. All roads within the mobile home park shall be private roads and shall not be accepted as public roads.

703.10 All mobile homes shall be neatly underpinned with attractive and suitable materials.

703.11 Cabanas, travel trailers, and other similar enclosed structures are allowed provided they are kept in separate areas.

703.12 Mobile homes shall not be used for commercial, industrial, or other non-residential uses within the mobile home park, except that one (1) mobile home in the park may be used to house a rental office.

703.13 Entrance and exits to the mobile home park shall be designed for safe and convenient movement of traffic into and out of the park, and shall be located and designed as prescribed by the Greene County Planning Commission.

703.14 Any part of the park area not used for buildings or other structures, parking, or access ways shall be landscaped with grass, trees, shrubs and pedestrian walks.

703.15 The park shall be adequately lighted. In the discretion of the planning commission on all sizeable mobile home parks, all interior drives and walkways within the park shall be lighted at night with security lights, each spaced at intervals of no more than 100 feet: or equivalent lighting.

703.16 All service buildings shall be of permanent construction, adequately ventilated and lighted.

703.17 All service buildings shall be convenient to the spaces which they solely serve.

703.18 All service buildings and the grounds of the park shall be maintained in a clean, sightly condition and kept free from any conditions that will menace the health of any occupant or the public or constitute a nuisance.

703.19 Every park shall be equipped at all times with fire extinguishing equipment in good condition, of such size, type and number and so located within the park as to provide reasonable fire protection. Fire hydrants will be required if sufficient size water lines are available to serve the hydrants.

703.20 In each mobile home park, the duly authorized attendant or caretaker shall be charged at all times to keep the mobile home park, its facilities and equipment in a clean, orderly, safe and sanitary condition.

703.21 Dimensional Requirements for Parks:

A. Each mobile home park shall have a front yard setback of fifty (50) feet extending for the full width of the parcel devoted to said use.

B. Each mobile home park shall provide rear and side yard setbacks of not less than twenty-five (25) feet from the parcel boundary.

C. In instances where a side or rear yard abuts a public street, said yard shall not be less than fifty (50) feet.

D. No building or structure erected or stationed in a mobile home park shall have a height greater than two (2) stories or thirty (30) feet.

E. Each mobile home park shall be permitted to display, on each street frontage, one (1) identifying sign of a maximum size of twenty (20) square feet. Said sign(s) shall contain thereon only the name and address of the park and may be lighted by indirect lighting only.

703.22 Dimensional Requirements for Mobile Home Spaces: Each mobile home space shall be of sufficient size that in addition to the mobile home, the following space shall be provided.

A. Each mobile home space shall be at least fifty (50) feet wide and such space shall be clearly defined by permanent markers.

B. There shall be a front yard setback of twenty (20) feet from all access roads within the mobile home park.

C. Each mobile home shall have a minimum side yard setback of not less than fifteen (15) feet and a rear yard setback of not less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.

D. There shall be at least two (2) paved off-street parking spaces for each mobile home space, which shall be on the same site as the trailer served, and may be located in the rear or side yard of said trailer space.

704. Requirements for Approval The Greene County Planning Commission shall grant approval of a mobile home park when all the provisions of this ordinance have been met. An application and all accompanying plans and supporting data shall be filed in duplicate with the planning commission at least ten (10) days prior to a regular meeting of the

commission. The plan will be reviewed for preliminary approval. If preliminary approval is granted the developer is authorized to proceed with construction. Upon completion of development the plans must be re-submitted and on-site inspection made of the site prior to the granting of final approval by the planning commission. The owner or lessee of the land parcel proposed for a mobile home park shall submit a plan for development to the Greene County Planning Commission for approval. The plan shall show:

704.1 The park plan drawn to scale.

704.2 The area and dimensions of the proposed park.

704.3 The location and width of all driveways and walkways.

704.4 The location and dimensions of any proposed service buildings and structures.

704.5 The location of all water and sewer lines.

704.6 The location of all equipment and facilities for refuse disposal and other park improvements.

704.7 A plan for drainage of the park.

704.8 A certificate of accuracy signed by the surveyor for the property boundary.

704.9 Certificate and signature of the health officer.

704.10 A certificate for planning commission approval.

704.11 Any other information deemed pertinent by the planning commission.

704.12 Expansion of existing mobile home parks shall be approved by the Greene County Planning Commission and must conform to the standards set forth in these regulations.

ARTICLE VIII
EXCEPTIONS AND MODIFICATIONS

801. Lot of Record. Where the owner of a lot consisting of one or more lots of official record, at the time of the adoption of this ordinance, does not own sufficient land to enable him to conform to the yard or other requirements of this ordinance may submit an application to the Board of Zoning Appeals for a variance from the terms of this ordinance. Such lot may be used as a building site, provided, however, that the yard and other requirements of the district are complied with as closely as is possible.

802. Adjoining and Vacant Lots of Record. A plat of land consisting of one or more adjacent lots with continuous frontage in single ownership which individually are less than lot widths required by this ordinance, such groups of lots shall be considered as a single lot or several lots of minimum permitted size, and the lot or lots in one ownership shall be subjected to the requirements of this ordinance.

803. Front Yards. The front yard requirements of this ordinance shall not apply to any lot where the average depth of existing front yards on developed lots, located within the same block and zoning district and fronting on the same street as such lot, is less than the minimum required front yard depth. In such cases, the minimum front yard shall be the average of the existing front yard depth on the developed lots.

804. Group Housing Projects. In the case of a group housing project of two or more buildings to be constructed on a plat of ground of two acres not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout makes it impracticable to apply the requirements of this ordinance to the individual building units in such housing projects, a special exception to the terms of the ordinance may be made by the Board of Zoning Appeals in a manner that will be in harmony with the character of the neighborhood, will insure substantially the same character of occupancy and an intensity of land use no higher and a standard of open space no lower than that permitted by this ordinance in the district in which the project is to be located. However, in no case shall the Board of Zoning Appeals authorize a use prohibited in the district in which the project is to be located, or a smaller lot area per family than the minimum required in such district, or a greater height, or a larger coverage than the requirements of this ordinance permits in such a district.

805. Data Center Overlay District — Exceptions and Modifications. Nothing in this Article authorizes a data center use prohibited by Article XIV, nor authorizes a nonexempt facility outside the DC-O District. Variances and other relief are subject to the limits of Article XIV and Tennessee law.

806. Public Utility Facilities — Exceptions to Minimum Lot Size and Road Frontage Requirements. Notwithstanding any other provision of this Resolution, facilities owned or operated by a governmental entity, public utility district, utility authority, or regulated public utility and used exclusively for the provision of essential public utility services, including water pumping stations, sewer lift stations, booster pumping stations, water

storage tanks, pressure regulation stations, and similar facilities, shall be exempt from the minimum lot area, minimum lot width, and minimum public road frontage requirements of the zoning district in which they are located. Such facilities shall be permitted on parcels established exclusively for public utility purposes, provided that adequate legal access is established through a public right-of-way or recorded access easement. All applicable setback, screening, safety, building, and other requirements of this Resolution shall remain in effect unless otherwise specifically provided. This exemption shall not authorize a use otherwise prohibited in the applicable zoning district or relieve the applicant of compliance with applicable subdivision regulations, state or federal requirements, or other necessary approvals.

ARTICLE IX
ENFORCEMENT

901. Enforcing Officer. This official or his designee shall have the right to enter upon any premises necessary to carry out this official's duties in the enforcement of this resolution and in addition, this official or his designee shall:

901.1 Accept all building permit applications and the accompanying permit fees and refuse to issue a building permit until all applicable zoning regulations, subdivision regulations, and The Greene County Flood Damage Prevention Resolution, hereinafter referred to as the "flood zone resolution requirements" have been met and an initial investigation had been conducted pursuant to Section 901.6 herein.

901.2 Upon accepting a permit application for a building permit, review the applicable zoning regulations, subdivision regulations, and the flood zone resolution to determine if the application is for a residential or commercial structure, addition, accessory building or for a double wide mobile home, single wide mobile home, or manufactured home, that once built, or installed as the case may be, pursuant to the specifications stated in said application, will comply with all applicable zoning regulations, subdivision regulations, and flood zone resolution requirements.

901.3 If a permit application is for a residential or commercial structure, addition, accessory building or for a double wide mobile home, single wide mobile home, or manufactured home, that once built, or installed as the case may be, pursuant to the specifications stated in said application, will not meet applicable zoning regulations, subdivision regulations, and the flood zone resolution requirements, deny issuance of a building permit or, if appropriate, work with the applicant to determine what changes are required to ensure that zoning regulations are met and request an amended application to be made by the applicant.

901.4 If the application is for a residential or commercial structure, addition, accessory building or for a double wide mobile home, single wide mobile home, or manufactured home, that once built, or installed as the case may be, will fall under the flood zone resolution, ensure that all permitting requirements set forth in the flood zone resolution are met, and that the structure, addition, or installation, once built or installed, as the case may be, pursuant to the specifications stated in said application, will meet the requirements of the flood zone resolution. If the permitting requirements are not met by the applicant, or the structure or installation, once built or installed, as the case may be, pursuant to the specifications stated in said application will not meet the requirements of the flood zone resolution, if appropriate, explain to the applicant what will be required to comply, and if appropriate allow the applicant to submit an amended application or deny the application for building permit.

901.5 Deny issuance of any and all building permits for all applications for building permits for a residential or commercial structure, addition, accessory building or for a double wide mobile home, single wide mobile home, ore manufactured home, that once built, or installed as the case may be, that do not comply with zoning regulations, subdivision regulations, or the flood zone resolution requirements and compliance with the same is either not capable of being attained, or the applicant refuses to do that which is necessary to comply with the same.

901.6 Within three (3) days after an applicant has shown compliance with all applicable zoning regulations, subdivision regulations, and the flood zone resolution requirements, conduct an onsite investigation of the building site proposed by an applicant and measure the zoning set back stakes and strings and either find them to be in compliance or instruct an applicant to move the same such that they will be in compliance indicating to the applicant where the applicant may not install or construct, have an overhang or any other part of the structure, pursuant to zoning regulations or subdivision regulations. If the application was for an installation, structure or addition that falls under the flood zone resolution, the Building Commissioner may require an engineer or surveyor, as contemplated by the flood zone resolution, chosen by the applicant and at the applicant's cost, to be present during said initial investigation or any further investigation as deemed necessary by the Building Commissioner.

901.7 If upon the investigation as required in Section 901.6, it is determined that the applicable zoning regulations, subdivision regulations, or the flood zone resolution requirements are not complied with, either deny issuance of the building permit, or if appropriate, work with the applicant and instruct the applicant what to complete in order to come into compliance, prior to issuing a building permit. If non-compliance is discovered during the initial investigation, prior to conducting a second investigation, the Building Commissioner or the Building Commissioner's designee shall require the applicant to provide sufficient and adequate proof of compliance with all applicable zoning regulations, subdivision regulations, and the flood zone resolution requirements, if applicable.

901.8 If upon the investigation as required in Section 901.6 it is determined by the Building Commissioner or his designee, that the applicant's building site and proposed structure, addition, or installation, is in compliance with all applicable zoning regulations, subdivision regulations, and if applicable, the flood zone resolution requirements, issue the applicant a building permit.

901.9 Maintain pictures and requisite documentation evidencing that an investigation, pursuant to Section 901.6, was conducted by the Building Commissioner or the Building Commissioner's designee as well as pictures and documentation showing that the applicant staked and strung zoning set backs and if required, the applicant's building, addition, and/or installation site and property lines as required herein and showing where said staking and stringing was located.

901.10 Conduct upon request, which request is required by a building permit holder, a final investigation of the building site to which a permit has been issued and determine whether all applicable zoning regulations, subdivision regulations and the flood zone resolution requirements have been complied with by the applicant. If all applicable zoning regulations, subdivision regulations and the flood zone resolution requirements, if applicable, have been complied with, issue a Certificate of Zoning Compliance that certifies that the same have been complied with and nothing more. If upon the final investigation, the Building Commissioner, or his designee determine that the applicable zoning regulations, subdivision regulations, or the flood zone resolution requirements, if applicable, have not been complied with, refuse to issue a Certificate of Zoning Compliance, and take those measures necessary to enforce the applicable zoning regulations, subdivision regulations, or the flood zone resolution, as the case may be.

901.11 Where applicable issue and review all temporary use permits and make and maintain records thereof.

901.12 Maintain and keep current zoning maps and records of amendments thereto.

901.13 Conduct inspections as prescribed in this resolution and such other inspections as are necessary to ensure compliance with various provisions of this resolution, subdivision regulations, and the flood zone resolution generally.

901.14 Refund all application fees for building permit applications that do not result in a building permit being issued.

901.15 Maintain records of all applications for building permits received, permit fees received and refunded, permits issued, pending, and denied, including the reasons for denial, Certificate of Zoning compliance, pending, issued, and denied, including reasons for denial, investigations completed, including those completed pursuant to an application and upon request for a Certificate of Zoning Compliance, or otherwise, as well as any and all enforcement actions threatened and/or taken.

901.16 Provide a monthly report to the Planning Commission of all activities recorded for that month pursuant to Section 901.16.

901.17 Provide a quarterly and annual report to the County Commission of all activities recorded pursuant to Section 901.16 for that quarter or that year as the case may be.

901.18 Develop and draft proposed standard operating procedures and forms, including, but not limited to permit applications, permits, and Certificates of Zoning Compliance, for the implementation, enforcement, and procedures necessary to carry out the purposes of this resolution and the responsibilities detailed in this Section 901 and present those for approval to the Planning Commission, The same

should be completed and proposed for approval no later than the **August** meeting of the Planning Commission.

902. Building Permit Required. It shall be unlawful to commence the excavation for or construction of any building including accessory buildings, or to commence the moving or alteration of any building, including accessory buildings, until the building commissioner has issued for such work a building permit including a statement that the plans, specifications and intended use of such building in all respects conform with the provision of this ordinance. Application for a building permit shall be made to the building commissioner. However no building permit shall be required and there shall be no regulation of the erection, construction, or reconstruction of any building, or other structure on land now devoted to agriculture uses or which may hereafter be used for agriculture purposes. Nor shall this resolution be construed as limiting or affecting in any way or controlling the agriculture uses of land.

903 Building Permit Application. An applicant desiring to have a building permit issued as required by this resolution, shall in addition to completing an application for building permit, submit a dimensioned sketch or scale plan indicating the dimensions of the lot, the proposed building or installation site, the shape, size, height, and location of all buildings to be erected, altered, or moved or accessories, mobile homes or manufactured homes to be installed, and the intended use of the same as well as any other building, improvements or installation existing on said lot. The applicant shall also state the existing and intended use of all such buildings and/or installations and supply such other information, documentation, or certifications as may be required by the Building Commissioner for determining whether the applicable provisions of this resolution, the subdivision regulations and the flood zone resolution, if applicable, are being met. Said information, documentation, or certifications shall be provided to the Building Commissioner prior to conducting an initial investigation pursuant to 901.6.

Any building permit or Certificate of Zoning Compliance issued shall be based, in part, upon the statements, documentation, sketches, certification and/or other information supplied by the applicant. Any untruthful statement or any inaccuracy in any statement made on the applicant's application, or inaccuracy or untruthfulness of any other required, documentation, certifications, sketches or other information supplied by or on behalf of an applicant shall be construed against the applicant and the applicant shall be held liable and/or accountable for any such inaccuracy or untruthfulness, whether discovered during the application and permitting processes or thereafter, even if discovered after the issuance of a Certificate of Zoning Compliance, and the applicant, permit holder, Certificate of Zoning Compliance holder, or property owner, as the case may be, shall be required to comply with all applicable zoning regulations, subdivision regulations, and, if applicable flood resolution requirements, regardless of the prior issuance of a permit or a Certificate of Zoning Compliance.

903.1 Applicant Staking Requirements. An applicant for a residential building permit shall be required to stake and string the applicant's proposed building, addition, or installation site prior to making application for a building permit. If

the proposed residential building, addition, and/or installation site is, at any point, less than 60 feet from any property line of the lot on which a structure or addition is to be built or any installation is to be made, the applicant shall also stake and string the property lines of the lot prior to making application for a building permit. Regarding the staking and stringing of property lines, if the same is required, the applicant shall only be required to stake and string property lines that are less than 60 feet from any point of the proposed building, addition, or installation site. However, the staking and stringing of property lines shall connect. The residential applicant shall state on the applicant's application that the applicant has properly staked and strung the applicable building, addition, and/or installation site, and, if applicable property lines, or the applicant's application will not be accepted by the Building Commissioner and no investigation pursuant to 901.6 will be conducted and no building permit will be issued until such time as the building, addition, and/or installation site and the property lines have been so staked and strung. If said staking and stringing has not been completed by the applicant and is not in place upon initial investigation, the Building Commissioner, and/or his designee shall not conduct an initial investigation.

An applicant, whether applying for a residential or commercial building permit shall be required to stake and string the applicable zoning set backs at property lines and road frontage such that the Building Commissioner or his designee will be capable of measuring the zoning setbacks for compliance during an initial site investigation pursuant to Section 901.6. However, regarding property line zoning set backs, the applicant shall only be required to stake and string property line set backs that are 60 feet or less from any point of the applicant's building, addition, or installation site. As such, where property line zoning set backs are greater than 60 feet from the applicant's building, addition, or installation site, it shall suffice for the purposes of staking and stringing property line zoning set backs for the applicant to stake and strong at 60 feet from the applicant's building, addition, or installation site. All road frontage zoning set backs must be staked and strung by the applicant at their actual measurement points, regardless of distance from building, addition, or installation site. In any event, the staking and stringing of zoning set backs must connect. An applicant shall state on the applicant's application that the applicant has properly staked and strung zoning set backs as required herein, or the applicant's application will not be accepted by the Building Commissioner and no initial investigation pursuant to 901.6 will be conducted and no permit will be issued until such time as said zoning set backs have been staked and strung by the applicant and the same are in compliance with this resolution, and if applicable, the subdivision regulations and flood zone resolution. If said staking and stringing has not been completed by the applicant and is not in place upon initial investigation, the Building Commissioner, and/or his designee shall not conduct an initial investigation.

An applicant should refer to the attached example on the next page for guidance on staking and stringing, building, addition, or installation sites as well as property lines and zoning set backs. After an initial investigation is completed and a permit

is issued, the permit holder may remove the strings and stakes. However, the zoning set backs will be required to be staked and strung again for a final investigation pursuant to Section 901.11 in the same location the stakes and strings were located in upon issuance of a building permit. It shall be the responsibility of the permit holder to ensure that the stakes used for staking and stringing zoning set backs either remain intact until the completion of the project for which a permit was issued, or to, in some manner, mark the same so that the stakes may be used again for stringing the zoning set backs or replaced into the same spot in which said stakes were placed when a permit was issued. There are no formal requirements regarding what stakes and strings are to be used, however, the applicant shall be required to utilize stakes and strings that are safe and are easily seen during any time said stakes and/or strings are in place. If the permit holder elects to leave the stakes in place until final investigation pursuant to Section 901.11, the permit holder shall ensure that the same do not present or cause a dangerous or unsafe condition to exist on or around the building site.

The measuring of zoning set backs as contemplated by Section 901.6 as well as any building permit or Certificate of Zoning Compliance issued shall be based, in part, upon the applicant's staking and stringing of the applicable zoning set backs, its building, addition, or installation site, and if required, the property lot lines as required by this Section. Any inaccuracy in the applicant's staking or stringing, or statement that applicant's lot lines are more than 60 feet from its proposed building, addition, or installation site shall be construed against the applicant and the applicant shall be held liable and/or accountable for any such inaccuracy in said staking and stringing, whether discovered during the application and permitting processes or thereafter, even if discovered after the issuance of a Certificate of Zoning Compliance, and the applicant, permit holder, Certificate of Zoning Compliance holder, or property owner, as the case may be, shall be required to comply with all applicable zoning regulations, subdivision regulations, and, if applicable flood zone resolution requirements, regardless of the prior issuance of a permit or a Certificate of Zoning Compliance.

903.2 Issuance of a Building Permit. If after application and the initial investigation as required by Section 901.6 is conducted, it is determined by the Building Commissioner or his designee, that the application and proposed building or excavation site and any structure, addition, or installation proposed to be built or installed thereon are in conformity with the provisions of this resolution and if applicable the subdivision regulations and/or the flood zone resolution requirements, the Building Commissioner or his designee shall issue a building permit for such excavation, construction, or installation. No building permit will be issued by the Building Commissioner unless and until, the Building Commissioner has sufficient and adequate proof that the structure, addition, accessory, or installation, upon its completion or installation as proposed in the application will comply with all applicable zoning regulations, subdivision regulations and flood zone resolution requirements, if applicable, and only after having conducted an initial investigation of the proposed building site and having

measured the applicant's staking of zoning set backs for compliance and having found the same to be in compliance. If a permit is not issued, the Building Commissioner or his designee shall state the reasons for the failure to issue in writing and if appropriate, provide the applicant the opportunity to come into compliance or deny the issuance of a building permit. The Building Commissioner may request any information, documentation, or certification deemed necessary by the Building Commissioner and the applicant shall be required to furnish the same to the Building Commissioner prior to issuance of a building permit.

It is recommended that the applicant, or an agent or employee of the applicant, be present on site during an initial site investigation pursuant to Section 901.6. The Building Commissioner shall make reasonable efforts to notify the applicant of the date and time at which said initial investigation will be conducted. The applicant may be required to move stakes and strings as they relate to zoning set back, building, addition, or installation site stakes and strings or other stakes and strings if the same are not in compliance. As such, if the applicant, or an employee or agent of the applicant is not on site to move zoning set back stakes and strings, if as staked and strung, they are not in compliance, a permit will not be issued until such time as said stakes and strings are moved such that they are in compliance and another site investigation is conducted by the Building Commissioner or his designee and the same are found to be in compliance.

903.3 Revocation of a Building Permit. If at any time, after the issuance of a Building Permit, the Building Commissioner determines that the applicant was untruthful in his application, submitted inaccurate drawings, or inaccurately staked its building site or property lines, or for any other reason determines that the building site and/or any structure, addition, accessory, or installation, proposed to be built or installed thereon, or in the process of being built or installed thereon, or built or installed thereon, is not in conformity with the applicable zoning regulations, subdivision regulations or flood zone resolution requirements, the Building Commissioner shall revoke the building permit issued. Said revocation shall remain in full force and effect until such time as the prior building permit holder can provide sufficient and adequate proof that the building site and any buildings, additions, installations, or accessories proposed to be completed thereon are, or will be in compliance with the applicable zoning regulations, subdivision regulations and flood zone resolution requirements. At such time, the Building Commissioner shall suspend such revocation. If at any time a building permit is revoked pursuant to this Section, the prior building permit holder shall immediately cease installation, construction, and/or excavation and shall stop all work covered by the revoked building permit until such time as the Building Commissioner suspends revocation. The Building Commissioner may request any information, documentation, or certifications deemed necessary by the Building Commissioner and the prior permit holder shall be required to furnish the same to the Building Commissioner at the permit holder's cost, prior to the suspension of any revocation.

903.4 Permit Posting Requirements. A building permit holder shall be responsible for posting its building permit in a conspicuous place on or near the property to which the permit applies. The applicant shall ensure that the building permit is visible from a county road and posted in such a manner that the Building Commissioner may visually observe the permit without exiting a vehicle traveling on said county road. The building permit shall be posted in a protective covering protecting the permit from deterioration caused by the elements.

904. Issuance of Certificate of Zoning Compliance. Upon the completion of the construction, installation, or alteration of a building, structure, accessory, addition, or installation, for which a building permit has been issued, a permit holder shall, stake and string zoning set backs in the same manner as required by Section 903.1. Said stakes and strings shall be in the same exact locations as they were in when a building permit was issued and shall be installed by the permit holder prior to making the required application for a Certificate of Zoning Compliance. The permit holder shall also, within three (3) business days of such completion, make application for a Certificate of Zoning Compliance to the Building Commissioner. Within three (3) business days of said application the Building Commissioner or his designee shall make a final inspection of the property in question. If the property and all improvements covered by the building permit are in compliance with all applicable zoning regulations, subdivision regulations, and flood zone resolution requirements, the Building Commissioner or his designee shall issue a Certificate of Zoning Compliance certifying that based upon the statements made in the application for permit and documentation, certifications, and information provided as required herein, and if applicable, the staking and stringing of the building site and/or property lines completed by the applicant, and the completion of the erection of the building(s), addition(s), or installation(s), the applicable zoning regulations, subdivision regulations, and flood zone resolution requirements have been complied with. The Building Commissioner may request any information, documentation, or certification deemed necessary by the Building Commissioner and the permit holder shall be required to furnish the same to the Building Commissioner prior to issuance of a Certificate of Zoning Compliance.

904.1 Denial of Certificate of Zoning Compliance. If upon final investigation, the Building Commissioner or his designee finds that the building site or any improvement covered by the issued building permit is not in compliance with the applicable zoning regulations, subdivision regulations, or the flood zone resolution requirements, or that the permit holder has not properly and accurately staked and strung zoning set backs as required, the Building Commissioner or his designee shall deny the issuance of a Certificate of Zoning Compliance and shall take appropriate steps to enforce this resolution or the flood zone resolution as the case may be. Said denial shall be in writing, stating the reasons for such denial, and shall be provided to the permit holder.

904.2. No Use Without Certificate of Zoning Compliance. No land, building, addition, accessory, or installation, hereafter erected, installed, or altered in its use to which a building permit was required to so erect, install, or alter, shall be used in

any manner until a Certificate of Zoning Compliance is issued by the Building Commissioner or the Building Commissioner's designee.

905. Compliance. This section deals with compliance with this resolution, as well as compliance with the flood zone resolution and subdivision regulations. It is the intent of the Greene County Commission, that Section 905.1 Criminal Penalties be set forth as punishment for violations, while Section 905.2 Civil Penalties, be set forth to promote compliance and not to punish violators.

905.1 Criminal Penalties. Any person violating any provision of this resolution or these regulations, including, but not limited to permitting requirements, permit posting requirements, Certificate of Zoning Compliance requirements, failure to abide by a stop work order, by knowingly providing false or misleading information or documentation as required herein, or any other portion of this resolution or regulation contained herein shall be guilty of a misdemeanor offense, and upon conviction, shall be fined not less than two dollars ($2.00) nor more than fifty dollars ($50.00) for each offense. Each day such violation shall continue to exist shall constitute an additional and separate punishable offense. Additionally, any person violating any provision of this resolution shall be required upon satisfactory proof by the mere preponderance of the evidence in a Court of record to have violated any provision of the zoning resolution shall be required to reimburse Greene County for all attorney fees, court costs, and expenses related to the enforcement of any provision of this resolution. The provisions of this Section are in addition to other provision of the applicable zoning resolutions as it relates to its enforcement. The Court may also rely upon any statutory or common law applicable as it relates to the enforcement of the zoning resolution, the subdivision regulations, or the flood zone resolution.

905.2 Civil Penalties. In order to promote compliance with this resolution and the regulations contained herein, including, but not limited to, permitting requirements, permit posting requirements, Certificate of Zoning Compliance requirements, failure to abide by a stop work order, or any other portion of this resolution or regulation contained herein, there shall be assessed upon any person or any entity a civil penalty of not less than $250.00 no more than $500.00 for each violation. Each day such violation shall continue to exist shall constitute an additional violation. Said civil penalty shall be assessed through either the General Sessions Court or the Circuit Court as each case may require. Said civil penalty shall be assessed and sought through the civil courts to promote compliance with this resolution and not to punish individuals or entitles for violations of this resolution. Further, upon discovery of a violation to which said civil penalty shall apply, the Building Commissioner, or his designee, shall provide the individual or entity in violation, as well as the owner of the property upon which the violation exists, notice of such violation and grant that individual 10 days to cure said violation. If the violation is cured within the stated time period, no penalty shall be assessed. Said penalty shall apply to the individual or entity constructing, adding, excavating, or installing upon property and to the owner of the property, both of whom may be

found to be in violation. Notice shall be effective upon either hand delivery or upon posting notice on the property alleged to be in violation in a conspicuous place. The Building Commissioner shall also take such steps that are reasonable to ensure notice is actual, such as hand delivery of said notice to the property owner and/or to any other entity or individual in violation, by mailing certified mail, notice of violation to the property owner and/or to any other entity or individual alleged to be in violation. Any form of notice that gives actual notice shall suffice as notice of opportunity to cure.

905.3 Double Permit Fees. In order to promote compliance with the zoning resolution, and to promote pre-construction permit application and permit issuance so as to alleviate costly zoning and/or flood zone resolution violations and the remedies thereof, if there has been any excavation, grading, construction, site preparation work, or installation for which a building permit would be required, conducted prior to the application for and issuance of a building permit shall result in the normal permit fee being doubled. This double permit fee shall be required in the event the Building Commissioner or his designee determines that it applies upon the initial investigation, and if this is the case, the same shall be collected by the Building Commissioner prior to the issuance of a permit. However, should the Building Commissioner, for some reason, fail to perform an initial investigation, pursuant to Section 901.6, within three (3) days of being provided sufficient proof that the applicant is in compliance with the applicable zoning regulations, subdivision regulations, and flood zone resolution requirements, the normal permit fee will apply and the permit fee shall not be doubled.

905.4 Stop Work Orders. The Building Commissioner or his designee shall, upon discovery of a violation of this resolution, the subdivision regulations, or the flood zone resolution, that arises from excavation, construction, grading, or installation in progress, issue a stop work order that shall be either hand delivered to the builder or contractor building, grading, excavating, constructing, or installing in violation or the property owner or both or shall affix the same upon the property to which the violation exists in a conspicuous place. Said stop work order, upon delivery or being affixed to the property, shall act as notice of violations and shall direct that all construction, excavation, grading, or installation immediately cease.

906. Remedies. In case any building or structure is erected, constructed, reconstructed, repaired, converted or maintained, or any building, structure or land is used in violation of this ordinance, the building commissioner or any other appropriate authority or any adjacent or neighboring property owner who would be damaged by such violation, in addition to other remedies may institute injunction, mandamus, or other appropriate action in proceeding to prevent the occupancy or use of such building.

907. Schedule of Permit Fees. (DELETE 11/17/14) See Development Fees.

908. Greene County Planning Commission. The Greene County Planning Commission, for the purpose of this ordinance shall be referred to as the planning commission. The planning commission shall:

908.1 Establish such rules of procedure as are necessary to the performance of this function hereunder.

908.2 Review and decide all applications for uses permitted on review in accordance with this ordinance

908.3 Study and report to the Greene County Board of Commissioners on all proposed amendments to this ordinance periodically and on the basis of such review, suggest amendments thereto.

908.4 To review and approve, deny, or modify, the standard operating procedures and forms submitted by the Building Commissioner pursuant to Section 901.19.

909. Location of Flood Zones. Neither the Building Commissioner nor his designee shall locate or stake in any manner flood zones for purposes of laying out an acceptable building, addition, or installation site. Any applicant for a building permit that falls under the flood zone resolution shall be required to ensure that the FEMA maps or other flood zone maps are interpreted properly for purposes of staking their own building, addition, or installation site.

910. Measuring of Building Sites, Property Lines, or Zoning Set Backs by Building Commissioner or His Designee. Neither the Building Commissioner nor his designee shall measure, stake or string any proposed building site or property line, and shall not stake out measure, or instruct an applicant as to where an applicant may build, add, or install, but rather shall only measure the zoning set back stakes and strings installed by an applicant or permit holder to verify compliance or instruct the applicant where the same should be staked and strung such that the same will be in compliance. Any instruction, direction, or verification given by the Building Commissioner or his designee shall only state, instruct, or direct an applicant where the applicant may not build, add, install, or allow any portion of a building, addition, or installation to situate, including, but not limited to, overhangs such that zoning regulations and subdivision regulations will be complied with. The Building Commissioner or his designee shall only verify the accuracy of the zoning setbacks stakes and strings or instruct an applicant as to where they should be staked and strung pursuant to the applicable zoning regulations.

ARTICLE X
BOARD OF ZONING APPEALS

1001. Creation and Appointment**.** The Greene County Board of Zoning Appeals is hereby established in accordance with §13-7-106, Tennessee Code Annotated. Such Board of Zoning Appeals shall be appointed by the Greene County Legislative Body to serve terms of one, two, three, four, and five years respectively, thereafter, terms to be for five years and vacancies filled for the unexpired term only. The Board shall consist of seven members; five (5) regular, or voting members, and two (2) associate, or non-voting members. The county commission shall have power to remove any member of the board for cause, after public hearing.

1002. Rules of Procedure and Jurisdiction of Board.

1002.1 The Board may adopt supplemental rules of procedure, not inconsistent with T.C.A. §13-7-107. The supplemental rules, or by-laws, may address, but shall not be limited to, the following: maintenance of a record of the board's resolutions, transactions, motions and actions, which shall be a public record; election from its membership of a chair and other officers as the board deems necessary; and the inclusion of statements of reasons for the board's actions as part of each motion or action, including such findings of fact and statements of material evidence as the board my deem pertinent.

1002.2 A schedule of regular monthly meeting dates and times shall be established by the by-laws of the Board. Meetings may also be called by the chairman or by a majority of the membership and at such other times as the board may determine. Such chairman, or in his absence the acting chairman, may administer oaths. All meetings of the board shall be open to the public. The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact; shall take all evidence necessary to justify or explain its action, and shall keep records of its examinations and of other official action, all of which shall be immediately filed in the office of the board and shall be a public record.

1003. Appeals: How Taken. Anyone may appeal a decision of the zoning administrator that has been based, in part or in whole, on the zoning resolution or other regulations developed as per T.C.A. §13-7-107 and §13-7-109, including individuals, firms or corporations, any governmental office, department, board or bureau, or anyone else aggrieved by the decision. Such appeal shall be taken within a reasonable time, as provided by the rules of the board, specifying the grounds thereof. The building commissioner shall transmit forthwith to the board all papers constituting the record upon which the action appealed was taken. The board shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within reasonable time. Upon hearing, any party may appear in person or by agent or attorney.

1004. Powers. The Board of Zoning Appeals shall have the following powers:

1004.1 Appeals. The board shall hear and decide appeals where the appellant charges that there is an error in any order, requirement, decision or refusal made by the building commissioner or any other administrative official in carrying out or enforcing the zoning resolution or any ordinance enacted pursuant to T.C.A. §13-7-109. The board shall also interpret the zoning maps and determine disputed questions of lot lines or district boundary lines or similar questions as they arise in the administration of the zoning resolution as per T.C.A. §13-7-107.

1004.2 Special Exceptions and Special Questions. The board shall hear and decide requests for special exceptions as permitted in the zoning resolution. The board shall also hear and decide requests for interpretation of the zoning resolution and shall make decisions upon other special questions as authorized by any resolution or ordinance, as per T.C.A. §13-7-107.

1004.3 Variance Requests. The board shall hear and decide variance requests:

1004.3.1 For lots of record at the time of adoption of the zoning resolution, that are exceptionally narrow, shallow or shaped in such a way that the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; or

1004.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and

1004.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and

1004.3.4 And may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; and

1004.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

1004.4 Action of the Board of Zoning Appeals. In exercising the aforementioned powers, the Board of Zoning Appeals may, in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, or may modify the order, requirements, decision or determination appealed from, and to that end shall have all powers of the building commissioner. The concurring vote of a majority of the board shall be necessary to reverse any order, requirement, decision or

determination of any such administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this resolution, or to authorize any variance from the terms of this resolution.

ARTICLE XI
AMENDMENTS

1101. Procedure. The Greene County Board of Commissioners may amend the regulations, restrictions, boundaries, or any provision of this resolution. Any member of the county commission may introduce such amendment, or any official, board or any other person may present a petition to the Greene County Board of Commissioners requesting an amendment or amendments to this resolution. All changes and amendments shall be effective only after official notice and public hearing.

1102. Approval by Planning Commission. No such amendment shall become effective unless it is first submitted to the Greene County Planning Commission for approval, disapproval or suggestions. If such amendment is disapproved by the Greene County Planning Commission, it shall receive the favorable vote of a majority of the entire membership of the Greene County Board of Commissioners to become effective.

1103. Initiation of Amendments. An amendment of this resolution may be initiated by any one of the following three methods: the verified petition of one or more persons interested in the proposed amendment, the resolution of the Greene County Planning Commission, the resolution of the Greene County Board of Commissioners.

ARTICLE XII
LEGAL STATUS PROVISION

1201. Conflict with Other Ordinances. In case of conflict between this resolution or any part thereof, and the whole or part of any existing or future resolution of Greene County, Tennessee, the most restrictive shall in all cases apply.

1202. Validity. If any section, clause, provision or portion of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this ordinance which is not of itself invalid or unconstitutional.

ARTICLE XIII
EFFECTIVE DATE

BE IT ORDAINED by the Greene County Board of Commissioners, that this ordinance shall take effect after its passage, the welfare of the county requiring it.

Certified by Planning Commission:_____

Date_____

Approved by County Commission
And Signed in Open Meeting:_____

Date_____

_____
County Mayor

Approved as to Form:_____
County Attorney

ATTEST:_____
County Registrar

CHANGES TO THE GREENE COUNTY ZONING RESOLUTION

Date Approved	Section Changed	Date Added	Description
11/17/2014	907		Removed Schedule of Permit Fees
7/20/2015	209b		Added definition “Buffer Strip, Solar Farm”
	209c		Added definition “Buffer Zone”
	253b		Added definition “Solar Panel Farm”
	601.1S		Added “Solar Farms” as a use in A-1 General Agriculture District
12/21/15	Art. X.		Replaced entirety of Article X. Board of Zoning Appeals
7/17/2017	Art. II.		Added definitions: Fifth wheel trailer; folding camping trailer; house trailer; manufactured home; mobile home; motor home; recreational vehicle; tiny home; travel trailer
7/17/2017	401		Changed definition of use.
7/17/2017	514		Added regulations for recreational vehicles
7/17/2017	601.1 T		Added regulations for tiny homes
7/17/2017	601.1 U		Added regulations concerning campgrounds
7/17/17	602.1 A	2/7/18	Restriction added concerning tiny homes
08/19/19	515	8/19/19	Added regulations concerning signs
02/18/20	510	2/18/20	Changed regulations for manufactured/mobile homes
10/19/20	601.1 V	10/19/20	Added regulations concerning limited-yield custom slaughterhouses
09/19/22	601.2	09/19/22	Added regulations concerning self-storage facilities.
03/19/24	518		Data mining centers, cryptocurrency mining, and like uses
06/17/24	519		Added regulations concerning short term rentals
08/18/25	Art. II		Added definitions: buffer zone, campground, campground, special event, camping dispersed, recreational vehicle (also referred to as RV), RV resort
08/18/25	Amend Article 514		Recreational vehicles may be used for temporary or permanent living quarters
08/18/25	517		Campground and RV Resorts
01/20/26	Amended 501.5		Owners of properties that have access to a road only by right-of-way or easement.

BY-LAWS OF THE
GREENE COUNTY BOARD OF ZONING APPEALS

ARTICLE I. GENERAL INFORMATION

1.1 Name of the Board. The name of the Board shall be the Greene County Board of Zoning Appeals, as established and provided for by Tennessee Code Annotated §13-7-106.

1.2 Office of the Board. The office of the Board is the Greene County Building/Planning/Zoning Department located at 401 Takoma Avenue, Suite 102, Greeneville, TN 37743.

1.3 Creation of Bylaws. These supplemental rules of procedure, or by-laws, are created pursuant to Tennessee Code Annotated §13-7-107.

1.4 For the purposes of these by-laws "Building Commissioner" is inclusive of the terms "Building Official", "Zoning Administrator", "Zoning Commissioner", "Codes Enforcement Officer", and any other term used in any Greene County document, Tennessee Code Annotated, or adopted building code, that refers to the person overseeing administration of the Greene County Zoning Resolution.

1.5 These bylaws, as adopted, shall be made an addendum to the Zoning Resolution.

ARTICLE II. POWERS OF THE BOARD

2.1 Who May Request Action by the Board. Anyone may appeal a decision of the Building Commissioner that has been based, in part or in whole, on the zoning resolution or other regulations developed as per T.C.A. §13-7-102, including individuals, firms or corporations, any governmental office, department, board or bureau, or anyone else aggrieved by the decision.

2.2 Powers of the Board

2.2.1 Appeals. The Board shall hear and decide appeals where the appellant charges that there is an error in any order, requirement, decision or refusal made by the Building Commissioner in carrying out or enforcing the zoning resolution or any ordinance enacted pursuant to T.C.A. §13-7-109.

2.2.2 Special Exceptions and Special Questions.

2.2.2.1 The Board shall hear and decide requests for special exceptions as listed in the zoning resolution and as permitted under T.C.A §13-7-109.

2.2.2.2 The Board shall hear and decide requests for interpretation of the zoning resolution and shall make decisions upon other special questions as authorized by any resolution or ordinance, as per T.C.A. §13-7-107 and the zoning resolution.

2.2.2.3 The Board shall interpret the zoning maps and determine disputed questions of district boundary lines or similar questions as they arise in the

administration of the zoning resolution as per T.C.A. §13-7-107 and the zoning resolution.

2.2.3 Variance Requests. The Board shall hear and decide variance requests:

2.2.3.1 For lots of record at the time of adoption of the zoning resolution that are exceptionally narrow, shallow or shaped in such a way that the strict application of the regulations would create exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; or

2.2.3.2 For any lot or tract which has exceptional topographical conditions or other extraordinary or exceptional situations or conditions that would result in exceptional practical difficulties to or exceptional and undue hardship upon the owner of such property; and

2.2.3.3 When relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zoning resolution; and

2.2.3.4 The Board may attach conditions regarding the location, character and other features of the proposed building structure or use as it may deem advisable in furtherance of the purpose of this resolution; and

2.2.3.5 Provided that before any variance is granted it shall be shown that special circumstances are attached to the property which do not generally apply to other property in the neighborhood.

III. APPOINTMENT, REMOVAL, AND COMPENSATION OF MEMBERS

3.1 Members. The Board is composed of regular and associate members.

3.1.1 Regular members. The Board has five (5) regular, or voting, members.

3.1.2 Associate members. The Board has two (2) alternate, or associate members.

3.1.2.1 If a regular member is temporarily unable to attend a Board meeting an associate shall be designated by the Chair or the Acting Chair, which is the vice-Chair acting in the Chair's absence, to serve as a regular member and vote on issues before the Board.

3.1.2.2 If a regular member is unable to participate in discussion and voting on a particular issue before the Board, whether because of a conflict of interest or other reason, an associate shall be designated by the Chair/Acting Chair, to serve as a regular member and vote on that issue.

3.1.2.3 Associates are considered full members of the Board and hold the same responsibilities and obligations as regular members, including training, participation in discussion at the meeting, etc., but vote only when appointed to do so in the absence of a regular member.

3.1.2.4 If only one (1) associate is needed to serve as a regular member, the associate with the longest term on the Board shall be the first appointee.

3.1.2.5 If both associate members are appointed on the same day, the associate appointed to serve as the temporary regular member shall be selected by the Chair/Acting Chair.

3.1.2.6 Associates shall alternate when acting as voting members so that the same associate is not selected at successive meetings.

3.2 Selection of Board Members

3.2.1 To ensure parity and avoid the appearance of impropriety Board members shall be selected in keeping with the intent of the following:

3.2.1.1 Effort shall be made to select Board members from a variety of socio-economic groups, geographical areas, and occupations (including homemakers).

3.2.1.2 No more than two representatives from each type of development-related occupations (such as surveyor, engineer, realtor, developer, planner, and the like) shall be appointed to the Board at the same time.

3.2.1.3 No more than one Board member shall be appointed from the same business.

3.3 Vacancy of Board Members.

3.3.1 Any vacancy in the membership of the Board shall be filled through appointment by the Mayor subject to confirmation by the County Legislative Body.

3.3.2 The replacement member shall serve for the length of the unexpired term.

3.3.3 Associate members may be appointed as regular members.

3.4 Removal of Board Member. The County Legislative Body may remove a member of the Board for cause specified in writing served on the member and after a hearing, of which such member shall be given not less than fifteen (15) days' written notice.

3.5 Compensation.

3.5.1 Compensation for the members is set by the County Legislative Body.

3.5.2 Compensation shall only be provided after each Board member, at the end of each meeting, signs a record of attendance form provided by staff, affirming their attendance at the meeting.

3.6 County Legislative Body Members.

3.6.1 No more than two Board members shall be members of the County Legislative Body.

3.6.2 One member shall be appointed to a one year term, and the second for the length of their elected term as a member of the County Legislative Body.

ARTICLE IV. OFFICERS

4.1 The officers of the Board shall be a Chair, Vice-Chair, and Secretary, who shall be selected from among the regular members.

4.2 Responsibilities of Officers.

4.2.1 The Chair shall:

4.2.1.1 Preside at all meetings and hearings of the Board, appoint any committee that may be found necessary, and swear in witnesses.

4.2.1.2 Decide all points of order or procedure, including limiting discussion that is not relevant to the issue being discussed.

4.2.1.3 Not permit any derogatory comments, whether from Board members, staff, or the audience.

4.2.1.4 Stop all cross conversation by having comments and questions directed to the Chair.

4.2.1.5 The Chair votes to break a tie or when acting as a third member to create a quorum.

4.2.2 Vice-Chair. In the absence or incapacity of the Chair, or at the Chair's request, the vice-Chair shall perform the duties of the Chair.

4.2.3 Secretary. The secretary is responsible for recording information at meetings and work sessions, including motions, justifications for action, and the Board member making the motion and second, as well as signing the meeting minutes following their approval by the Board.

4.3 Election of Officers.

4.3.1 The Board shall elect officers at the Board meeting following approval of new Board members by the County Legislative Body.

4.3.2 If no new members are appointed, the election shall be held at the October meeting or, if there is no other business, the first meeting held thereafter.

4.3.3 Officers will serve until their successors are elected, provided their terms of office have not elapsed.

4.3.4 If the Chair's term of office elapses prior to the meeting where new officers are elected, the vice-Chair shall conduct the election.

4.3.5 Terms of elected officers shall be for one (1) year.

4.4 Vacancy of Office. Should the office of Chair, vice-Chair or secretary become vacant the Board shall, at the meeting where the vacancy is first noted, elect a successor in the manner prescribed for the election of such officer and such election shall be for the unexpired term of said officer.

ARTICLE V. BOARD STAFF

5.1 The Building Commissioner shall make provisions for staff support for the Board including, but not limited to, the following:

5.1.1 Providing a contact for those seeking action by the Board.

5.1.2 Providing a contact for members of the public who are interested in potential action by the Board.

5.1.3 Researching and compiling information that is necessary for the Board to make an informed decision.

5.1.4 Presenting all relevant information, both supporting and contrary to the issue, to the Board, the applicant, and interested citizens.

5.1.5 Preparing and publishing a public notice or agenda for Board meetings and work sessions.

5.1.6 Handling correspondence for the Board, taking notes at meetings, and preparing the minutes for review by the Board.

5.1.7 Creating and maintaining a file of all information relevant to any action requested of the Board, including the application, data generated or collected by staff, data presented at the meeting, and resolution of the issue.

5.2 Staff shall make use of other departments and agencies as needed in their research.

ARTICLE VI. ACCESS TO INFORMATION

6.1 Access to Public Records. This section has been specifically adapted for the Greene County Building/Planning/Zoning Department from Greene County's "POLICY FOR THE INSPECTION AND COPYING OF PUBLIC RECORDS UNDER THE TENNESSEE OPEN RECORDS LAW".

6.1.1 General Information.

6.1.1.1 All public records made or received in connection with the transaction of business in the Greene County Building/Planning/Zoning Department, shall be available for review during business hours.

6.1.1.2 I&R is not required to create records or compile information.

6.1.1.3 Requests to inspect a record may be required in writing.

6.1.1.4 Requests for copies of records must be made using the Request to Inspect/Copy Public Records form.

6.1.1.5 Persons requesting to inspect and/or copy records must show proof of Tennessee citizenship with a government-issued photo identification card including the person's address (i.e., driver's license, voter's registration, etc.).

6.1.1.6 Media Requests. Requests to inspect/copy records submitted by a representative of the news media (newspaper, radio, television, magazine, etc.) must be made through the County Mayor's Office or the Office of the

County Attorney, which will arrange for the inspection or copying of the records.

6.1.1.7 Records Custodian.

6.1.1.7.1 The Planning Coordinator is the Records Custodian for all I&R records relating to the Board of Zoning Appeals and Planning Commission, as well as any other information submitted to or created by planning staff of the I&R department on any topic.

6.1.1.7.2 Any I&R staff member may be appointed as a records custodian designee.

6.1.1.7.3 For the purposes of these by-laws, the term "Records Custodian" also includes designees.

6.1.1.8 Public records may only be inspected in the presence of the Records Custodian, and at no time will records leave their possession.

6.1.2 Inspection/Copying of Records

6.1.2.1 The goal, above and beyond what is required by the "Policy for the Inspection and Copying of Public Records", is for the Records Custodian to make records available upon request, provided:

6.1.2.1.1 Records shall not be available for inspection by any non-I&R staff member if they have not been reviewed by the appropriate staff member(s).

6.1.2.1.2 Records shall not be copied for any non-I&R staff member prior to this staff review.

6.1.2.2 If immediate release is not possible the secondary goal is to make the records available within 24 hours, if the next day is a work day, or if the day following submission of the request is not a work day, to make the records available by 4:00 p.m. on the next work day.

6.1.2.3 If the records are not available in this time frame, e.g., the records are being reviewed by County Attorney, are being used for official business, etc., they shall be provided within seven (7) business days, as per the records policy.

6.1.2.3.1 The reason why the records are not available shall be provided to the requestor.

6.1.2.3.2 A completed "Inspection/Duplication of Records Request" form shall be completed, dated to the date the request was first made, to provide a written record of when the request was initiated.

6.1.2.4 The policy provides that, if the record cannot be produced within seven (7) business days, e.g., they are filed in archives, being used for official business, or other reason:

6.1.2.4.1 The reason why the records are not available shall be provided to the requestor.

6.1.2.4.2 The requestor shall submit a completed "Inspection/ Duplication of Records Request" form, if one has not already been submitted, dated to the date the request was first made.

6.1.2.4.3 The requestor shall be advised when the record(s) will be available and a "Records Production Letter" shall be provided.

6.1.2.4.4 All efforts will be made to provide the records within a reasonable period of time.

6.1.2.5 Copying of Large Documents. Because plans and plats are normally submitted on paper measuring at least 18" x 24", and there is no equipment in the Building/Planning/Zoning Department that can make copies of this size, staff will:

6.1.2.5.1 Take the plans/plats to other County offices that have the equipment to make large copies, where the person requesting the information will pay the copy charge and pick up the papers; or

6.1.2.5.2 Make arrangements to meet the requestor at a business capable of making the copies, where they shall pay the business for the copies, which will be immediately given to them; and

6.1.2.5.3 Provide the copies within seven (7) days of the request being submitted, the longer time frame needed because I&R staff does not have control over other departments or independent businesses.

6.1.2.6 Electronic Records

6.1.2.6.1 Copies of electronic information shall be provided within the same time frames as noted above.

6.1.2.6.2 Electronic files shall not be forwarded or released to non-I&R staff members unless they are tamper proof.

6.2 Confidential Information Provided to Staff. The BZA has developed guidelines for staff on how to balance the need to keep certain information confidential while providing public access to information.

6.2.1 Confidential information is not part of the public record when:

6.2.1.1 It is only provided verbally; or

6.2.1.2 It is shown in a physical form, as on paper or a digital file, but staff does not have a physical copy of the information; and

6.2.1.3 It does not influence staff recommendations about the project.

6.2.2 Confidential information shall be part of the public record when:

6.2.2.1 It is provided to staff in a physical form, such as a digital file or paper; or

6.2.2.2 It influences staff recommendation about the project.

6.2.3 Staff Action.

6.2.3.1 Before accepting any physical representation of confidential information staff shall make the developer aware of these standards.

6.2.3.2 Verbal Source of Confidential Information. Staff shall:

6.2.3.2.1 Inform the developer that the confidential information will be made public if, at any point, it influences staff's recommendation to the Board of Zoning Appeals.

6.2.3.2.2 Make the developer/representative aware that, in such an instance, they would be provided the opportunity to withdraw the project in order to protect confidentiality.

6.2.3.2.3 If the item is withdrawn and resubmitted at a later date, and no confidential information is provided at that time, staff will not disclose the previously discussed confidential information.

6.2.3.2.4 If a proposal is resubmitted staff shall, as should be done for all proposals, consider the worst case scenario for the proposal, and make their recommendation accordingly.

6.2.3.2.5 If the same proposal is resubmitted there shall not be a second charge for the resubmission.

6.3 Information Provided to BZA Members

6.3.1 BZA members in possession of confidential information about any issue before them shall make that information known at the meeting, or shall abstain completely from direct or indirect participation as a decision maker.

6.3.2 BZA members who have been contacted outside of a public meeting, and have received non-confidential information relevant to the issue at hand, must disclose that information at the meeting.

ARTICLE VII. FORMS

7.1 Applications/appeals shall be made on forms provided by the Greene County Building/Planning/Zoning Department.

7.2 The fee, application/appeal form, and any other required materials shall be received in the Greene County Building/Planning/Zoning Department no later than 4:00 p.m., twenty (20) calendar days prior to the Board meeting.

7.3 The application/appeal form, as well as any information generated as a result of the application or appeal, will be part of the public record, provided that staff will have up to three work days to review the proposal before making it available for public review.

ARTICLE VIII. CASE PROCEDURE

8.1 When a completed application form and any applicable fee has been submitted by the deadline, staff shall:

8.1.1 Place the item on the first regular meeting that the applicant or their representative can attend.

8.1.2 Submit a "Notice of Public Hearing" to a newspaper of general circulation in Greene County, with publication to occur at least fifteen (15) calendar days prior to the hearing.

8.2 A request by the Building Commissioner or other Building/Planning/Zoning Department personnel to the Board for interpretation of the Zoning Resolution shall also require a public notice, as per the terms of Section 8.1.2.

8.3 Action

8.3.1 The Board will deliberate and either approve, deny, or postpone action on the request.

8.3.2 Reasons for the action shall be stated for the record, being as specific as possible in providing the rationale for the action, using the justifications provided in T.C.A. §13-7-109 and the zoning resolution.

8.3.3 The final decision of any application or appeal to the Board shall be approved by a majority of the membership present.

8.4 If the Board denies a request/appeal:

8.4.1 The applicant may appeal the Board's decision to Chancery Court; or

8.4.2 The applicant may submit a new request to the Board provided at least one (1) year has passed since the initial denial; or

8.4.3 The applicant may file an addendum to the initial request within the year following the denial, provided:

8.4.3.1 In the opinion of the Building Commissioner, there is new information that could not have previously been discovered by due diligence.

8.4.3.2 A new notice of public hearing must be published.

ARTICLE IX. MEETINGS

9.1 Time and Place.

9.1.1 A meeting (if needed) of the Board shall be held on the last Tuesday of each month at 8:30 a.m. at the Greene County Government Center, located at 401 Takoma Avenue, Greeneville, Tennessee.

9.1.2 An alternate time or place may be designated by the Building Commissioner, with approval of the Board Chair, if the regular meeting date falls on a holiday, the regular meeting place is not available, or for such other reason deemed necessary by staff or the Chair.

9.2 A meeting is not required to be held if there are no requests or other business to be considered.

9.3 A quorum shall consist of three (3) members of the Board, with any mixture of regular and/or associate members used to constitute the quorum.

9.4 The order of business at all regular meetings of the Board shall generally be as follows:

9.4.1 Call to order;

9.4.2 Roll call of members by recording secretary;

9.4.3 Motion to adopt the agenda.

9.4.4 Approval of minutes of previous meeting;

9.4.5 Swearing of witnesses by the Chair/Acting Chair;

9.4.6 Reading of agenda item by the Chair;

9.4.7 Old Business, if any.

9.4.8 Description of case by staff and/or other governmental representatives such as the Planning Coordinator.

9.4.9 Public statement by Board members, if any, that have a potential conflict of interest in any case before the Board, naming the case in question, and their intention to recuse themselves.

9.4.10 Statements by the County Attorney, if necessary;

9.4.11 Questions by Board members to staff or the applicant, if needed, to clarify the issue.

9.4.11.1 Discussion shall not take place at this time.

9.4.11.2 Board members shall not question anyone other than staff or the applicant, and shall not request recognition of audience members.

9.4.12 Chair opens public hearing for statements by all interested parties.

9.4.12.1 Each person shall have three minutes to make statements, except that persons acting as a representative for a group may have five minutes.

9.4.12.2 Time spent answering questions from the Board shall not be considered part of the three minute statement period.

9.4.12.3 While Board members may question audience members, cross conversations are not permitted.

9.4.12.4 Derogatory comments towards staff, Board, or audience members shall not be permitted and, after one warning from the Chair, the Chair may have the person making the comments removed from the room.

9.4.13 Deliberation and disposition by the Board of the case(s).

9.4.13.1 Members shall not speak against their own motions.

9.4.13.2 Remarks shall be confined to the merits of the pending question.

9.4.13.3 The Board member making the motion has the first opportunity for discussion.

9.4.13.4 Board members shall not speak twice during the discussion period until every member has had one opportunity to speak, and shall only speak twice on the same issue on the same day, provided that members may respond to questions.

9.4.13.5 All remarks/questions shall be addressed through the Chair.

9.4.13.6 Board members shall refrain from speaking on a prior action not pending.

9.4.13.7 Board members shall not read from reports or papers without permission of the Chair/Acting Chair.

9.4.13.8 There shall be a three minute time limit for each of the two discussion periods permitted per Board member.

9.4.14 Repeat steps 9.4.8 through 9.4.13 for any additional case(s).

9.4.15 Unfinished business, if any, to be conducted as per Sections 9.4.9 through 9.4.13.

9.4.16 New business, if any, to be conducted as per Sections 9.4.9 through 9.4.13.

9.4.17 Adjournment

9.5 Minutes.

9.5.1 Minutes that have not been approved by the Board must have "draft" written as a watermark through the body of the minutes.

9.5.2 The secretary may sign and distribute minutes immediately following their approval.

9.5.3 The only signature block on the minutes is for the secretary.

9.6.4 If the secretary is not available, the Chair/Acting Chair, may sign the approved minutes.

9.6 Swearing of witnesses.

9.6.1 As per Section 9.4.6 of these by-laws, all persons presenting evidence to the Board shall be placed under oath, including the applicant, neighbors, governmental staff members, surveyors, attorneys, engineers, and real estate agents.

9.6.2 The Chair shall, at the beginning of each public hearing, confirm that witnesses have been sworn and remind them that they are testifying under oath.

9.6.3 The form of the oath is as follows: “Do you solemnly swear or affirm that the evidence you shall give to the Board in this action shall be the truth, the whole truth, and nothing but the truth?”

ARTICLE X. ETHICS

10.1 In 1992 the American Planning Association adopted "Ethical Principles in Planning", which apply not only to professional planners but to planning commissioners and members of Boards of zoning appeals.

10.2 Standards for planners, planning commissioners, and Board of zoning appeals members is set high, with the goal of avoiding the appearance of impropriety. As such, the following guidelines have been specifically adopted for staff and Board members, who shall:

10.2.1 Exercise fair, honest and independent judgment in their roles as decision makers;

10.2.2 Make public disclosure of all "personal interests" they may have regarding any decision to be made as a decision maker;

10.2.3 Define "personal interest" broadly to include any actual or potential benefits or advantages that they, a spouse, family member or person living in their household might directly or indirectly obtain from a Board decision;

10.2.4 Abstain completely from direct or indirect participation as a decision maker in any matter in which they have a personal interest.

10.2.5 Seek no gifts or favors, nor offer any, under circumstances in which it might reasonably be inferred that the gifts or favors were intended or expected to influence a participant's objectivity as a decision maker in the planning process;

10.2.6 Not use confidential information acquired in the course of their duties to further a personal interest;

10.2.7 Not misrepresent facts or distort information for the purpose of achieving a desired outcome;

10.2.8 Not participate in any matter unless adequately prepared and sufficiently capacitated to render thorough and diligent service; and

10.2.9 Respect the rights of all persons and not improperly discriminate against or harass others based on characteristics which are protected under civil rights laws and regulations.

ARTICLE XI. TRAINING AND CONTINUING EDUCATION

11.1 Each Board member shall, within one (1) year of initial appointment and each calendar year thereafter, attend a minimum of four (4) hours of training and continuing education in one (1) or more of the subjects listed in T.C.A. §13-7-106(b)(5).

11.2 Each full-time Building Commissioner and other administrative official whose duties include advising the Board shall, each calendar year, attend a minimum of eight (8) hours of training and continuing education in one (1) or more of the subjects listed in T.C.A. §13-7-106(b)(5).

11.3 As per §13-7-106(b) (9), the County Legislative Body may, at any time, opt out of this subsection by passage of a resolution. They may also opt back in by passage of a resolution.

11.4 Documentation of Training

11.4.1 Staff shall obtain and maintain written documentation signed by a representative of the sponsor of any training and continuing education course for which credit is claimed, acknowledging the fact that the individual attended the program for which credit is claimed.

11.4.2 By December 1 of each calendar year staff shall prepare a written statement for each Board member, and each staff member listed in section 11.2 of these by-laws, that lists the date of each program attended, its subject matter, location, sponsors, and the time spent in each program.

11.4.3 By December 31 of each calendar year each Board member and staff member listed in section 9.2 of these by-laws, shall certify, by signature, said written statement.

11.5 Cost of Training and Education.

11.5.1 As per T.C.A. §13-7-106(b)(4), the legislative body is responsible for paying the training and continuing education course registration and travel expenses for each Board member and staff member listed in section 9.2 of these by-laws.

11.5.2 Reimbursement of travel costs will not be made to Board members who make other travel arrangements, if transportation has been offered by the County.

ARTICLE XIV — DATA CENTER OVERLAY DISTRICT REGULATIONS

1401. General Provisions

1401.1 Short Title, Effect and Construction

- This Article shall be known and may be cited as the "Greene County Data Center Overlay District Regulations."
- This Article is adopted as an amendment to the Greene County Zoning Resolution and is not a free-standing regulation. It is codified as Article XIV of the Zoning Resolution and shall be construed and administered as an integral part thereof.
- All provisions of the Zoning Resolution not expressly amended by this Article remain in full force and effect. Where any term used in this Article is defined in the Zoning Resolution, the definition in Section 1402 of this Article shall control for purposes of data center review.

1401.2. Purpose and Intent. The purpose of this Article is to:

- Amend the Greene County Zoning Resolution to establish a Data Center Overlay District (DC-O) and to prescribe the districts in which, and the standards under which, data centers may be established within the County's zoning jurisdiction;
- Establish a clear, predictable, and equitable permitting framework for data centers and digital infrastructure facilities within the unincorporated areas of Greene County;
- Protect the County’s water supply, electrical grid, road network, agricultural lands, and natural environment from unmitigated impacts of large-scale digital infrastructure;
- Promote environmental sustainability through requirements for energy and water efficiency, and low-impact site design;
- Prevent incompatible land uses adjacent to residential, agricultural, or environmentally sensitive areas; and
- Maintain consistency with the Greene County Comprehensive Growth Plan, applicable Greene County comprehensive planning documents, and applicable state and federal environmental regulations.

1401.3. Authority. This Article is enacted as an amendment to the Greene County Zoning Resolution pursuant to the authority granted to counties under T.C.A. §§ 13-7-101 through 13-7-119 (County Zoning), and specifically pursuant to:

T.C.A. § 13-7-101 and § 13-7-102, authorizing the division of the County into districts and the regulation of the location and use of buildings and land;

T.C.A. § 13-7-105, governing the amendment of the Zoning Resolution and the Official Zoning Map, including referral to the Regional Planning Commission, published notice, and public hearing;

T.C.A. § 13-7-106 and § 13-7-109, governing the Board of Zoning Appeals and its authority over special exceptions; and

T.C.A. § 13-3-101 et seq., governing the Regional Planning Commission and site plan review. Adoption of this Article and of any subsequent amendment to the Official Zoning Map applying the DC-O District shall follow the procedure required by T.C.A. § 13-7-105.

1401.4. Relationship to Other Regulations. This Article supplements and does not supersede any applicable provision of:

- Tennessee Code Annotated, Title 68, Chapter 2, related to Environmental Protection;
- The Tennessee Water Quality Control Act (T.C.A. § 69-3-101 et seq.);
- Tennessee Department of Environment and Conservation (TDEC) regulations;
- Tennessee Valley Authority (TVA) transmission and service agreements;
- Applicable Federal Communications Commission (FCC) regulations; and
- The Tennessee Right to Farm Act (T.C.A. § 43-26-101 et seq.);
- Local subdivision regulations, the applicable Greene County comprehensive planning documents, and the Greene County Comprehensive Growth Plan.

In the event of any conflict, the more stringent standard shall apply to the extent permitted by state law. Building code and fire safety matters are subject to T.C.A. § 68-120-101 et seq and applicable state fire marshal regulations.

1401.5. Applicability. This Article applies to all data center development within the unincorporated areas of Greene County that are subject to the Greene County Zoning Resolution. The standards of Sections 1402 through 1407 apply to property within the Data Center Overlay District as established under Section 1401.6, except that Edge Computing Facilities are governed as provided in Sections 1401.6(B) and 1403.1. Data centers proposed within the corporate limits of any municipality within the County are subject to that municipality's zoning ordinance, and not this Article. Where a municipality exercises extraterritorial planning jurisdiction under T.C.A. § 13-7-301 et seq, the applicant should confirm with both the County and the municipality which jurisdiction's regulations apply to the proposed site.

1401.6. Establishment of the Data Center Overlay District (DC-O)

A. District Created

There is hereby created and established a zoning district to be known as the Data Center Overlay District, designated "DC-O," which is added to the list of zoning districts set forth in Article III of the Greene County Zoning Resolution.

B. Nature of the Overlay. The DC-O District is an overlay district. It does not replace or remove the underlying zoning district classification of any property. All regulations of the underlying zoning district continue to apply to property within the DC-O District except as expressly modified by this Article. No Small, Medium, Large, or Hyperscale Data Center shall be established, constructed, or expanded except upon property that:

- Lies within a zoning district in which such facility is listed as permitted or permitted by special exception under Section 1403.1, and
- Is within the boundaries of the DC-O District as shown on the Official Zoning Map.
- Note: Edge Computing Facilities as defined herein are exempt from the DC-O mapping requirement and are governed by the requirements of the underlying zoning district, and Section 1403.1.

C. Conflicts. Where a provision of this Article conflicts with a provision of the underlying zoning district or any other provision of the Zoning Resolution, the more stringent provision shall control, except that the dimensional standards of Section 1405.1 shall supersede the dimensional standards of the underlying district as provided therein.

D. Application of the Overlay: Applicant-Initiated (Reactive). Any owner or authorized agent seeking to establish a data center on property not already within the DC-O District shall first apply for an amendment to the Official Zoning Map to apply the DC-O District to the subject property. Such application shall be filed, referred to the Greene County Regional Planning Commission for recommendation, noticed, and heard by the County Legislative Body in accordance with T.C.A. § 13-7-105 and the procedures outlined by the Zoning Resolution. The map amendment shall be approved and effective before the applicant may submit a site plan or special exception application under Section 1404 of this Article. The pre-application conference required by Section 1404.1 shall be held before submission of the map amendment application.

E. Application of the Overlay: County-Initiated (Proactive). The Greene County Regional Planning Commission or the County Legislative Body may, on its own initiative and in accordance with T.C.A. § 13-7-105, amend the Official Zoning Map to apply the DC-O District to one or more areas of the County identified as appropriate for data center development. In identifying such areas, the Planning Commission and County Legislative Body should consider the Greene County Comprehensive Plan, and the Greene County Growth Plan, existing and planned electric transmission capacity, documented availability of water and wastewater service capacity confirmed in writing by the applicable utility district, the adequacy of the road network and designated haul routes, proximity to residential and agricultural uses, and the prohibited locations identified in Section 1403.2. Where the DC-O District has been applied proactively, an applicant proposing a data center within the mapped area may proceed

directly to the application requirements of Section 1404 without a further map amendment.

F. Official Zoning Map. The boundaries of the DC-O District shall be shown on the Official Zoning Map of Greene County. The Planning Director shall cause the Official Zoning Map to be updated within 30 days of the effective date of any amendment applying or removing the DC-O District.

G. Lapse of Applicant-Initiated Overlay. Where the DC-O District has been applied at the request of an applicant under Section 1401.6(D) and no site plan or special exception application has been approved within 36 months of the effective date of the map amendment, the County Legislative Body may, following referral to the Regional Planning Commission and public hearing under T.C.A. § 13-7-105, amend the Official Zoning Map to remove the DC-O District from the subject property.

1402. Definitions. As used in this Article, the following terms shall have the meanings set forth below:

Applicant: Any person, entity, corporation, partnership, or governmental body filing an application for a permit or approval under this Article.

Colocation Facility: A data center in which multiple clients lease or license space for servers and equipment owned and operated by the client, rather than by the facility operator.

County Highway Department: The department is responsible for the construction, maintenance, and repair of county roads under T.C.A. § 54-7-101 et seq.

County Legislative Body: The county commission or board of commissioners, of Greene County as established by the General Assembly.

Data Center: A facility or group of facilities used primarily for the housing, storage, processing, management, or distribution of electronic data, including servers, networking equipment, cooling infrastructure, and related power and security systems. The term includes hyperscale data centers, colocation facilities, edge computing facilities, and enterprise data centers, and the term also includes blockchain and cryptocurrency mining facilities. Specifically excluded from this definition are: telecommunications and broadband network facilities, server rooms and IT facilities accessory and incidental to a principal use on the same site, and facilities owned or operated by the State or a political subdivision. NOTE: For purposes of Public Chapter 961 (2026), a 'data center' is defined as a building with an anticipated maximum peak electric load of fifty megawatts (50 MW) or greater, and facilities meeting that threshold are subject to additional state requirements regarding electrical infrastructure costs.

Data Center Overlay District (DC-O): The overlay zoning district established by Section 1401.6 of this Article, the boundaries of which are shown on the Official Zoning Map,

within which data centers may be established subject to the standards of this Article in addition to the standards of the underlying zoning district.

Edge Computing Facility: A small-scale data center less than or equal to 5,000 square feet, and that utilizes less than 2 megawatts (MW) of energy and is designed to process data at or near the point of use to reduce latency, as distinguished from large centralized data centers. Due to their limited impact, Edge Computing Facilities are exempt from data center overlay requirements as well as other requirements as specifically noted within this Article.

Hyperscale Data Center: A data center facility that either exceeds 250,000 square feet of gross floor area or consumes more than 100.0 megawatts (MW) of electrical power at projected peak electric demand.

IT Load: The amount of power, measured in kilowatts (kW) or megawatts (MW), consumed by the information technology equipment housed within a data center.

Large Data Center: A data center facility that is between 100,001 and 250,000 square feet of gross floor area, or that consumes between >25.0 MW and 100.0 MW of electrical power at projected peak electric demand.

Medium Data Center: A data center facility that is between 20,001 and 100,000 square feet of gross floor area, or that consumes between >10.0 MW and 25.0 MW of electrical power at projected peak electric demand.

Overlay District: A zoning district that is superimposed upon one or more underlying zoning districts and that imposes standards supplemental to, and in addition to, those of the underlying district, without removing or replacing the underlying district classification.

Permit Holder: The individual, property owner, or business entity named on an official local government authorization to use land, build structures, or conduct specific activities authorized by this Article.

Power Usage Effectiveness (PUE): The ratio of total facility energy consumption to IT equipment energy consumption, as defined by The Green Grid. A PUE of 1.0 is perfect efficiency; lower is better.

Projected Peak Electric Demand: The demand documented in the electric service capacity confirmation required under Section 1404.2(B), or the facility's projected peak electric demand during the first three (3) years of operation, whichever is greater.

Regional Planning Commission: The planning commission established under T.C.A. § 13-3 101 et seq. with jurisdiction over the planning region that includes Greene County.

Renewable Energy: Energy generated from solar, wind, hydroelectric, geothermal, or other sources recognized under applicable federal standards or voluntary programs, including the Tennessee Valley Authority's green energy programs.

Residentially Zoned Property: Any parcel zoned to allow residential uses per current adopted zoning standards.

Small Data Center: A data center facility that is between 5,001-20,000 square feet of gross floor area, or that consumes between 2.0-10.0 MW of electrical power at projected peak electric demand.

Undevelopable Land: Designated Floodway Area, 100-year floodplains, wetlands, karst topography, existing easements, and slopes exceeding 15% grade change.

Underlying Zoning District: The base zoning district classification applied to a parcel by the Official Zoning Map, exclusive of any overlay district.

Utility District: An independent governmental entity created under T.C.A. § 7-82-101 et seq. for the purpose of providing water, wastewater, gas, or other utility services within a defined service area.

Water Usage Effectiveness (WUE): The ratio of annual site water usage to IT equipment energy consumption, measured in liters per kilowatt-hour (L/kWh), as defined by The Green Grid.

Zoning Resolution: The official zoning regulations of Greene. For the purposes of this document, "Zoning Resolution" refers to the zoning ordinance required by T.C.A. § 13-7-101 et seq.

1403. Zoning Districts and Permitted Uses Section

1403.1 Classification by Scale. For the purposes of this Article, data centers are classified as follows. With the exception of Edge Computing Facilities, a data center of a given classification may be established only upon property that lies within one of the underlying zoning districts specified below for that classification and that is within the Data Center Overlay District as provided in Section 1401.6. The square footages below are inclusive of all structures utilized primarily for the housing, storage, processing, management, or distribution of electronic data, including servers, networking equipment, cooling infrastructure, and related power and security systems.

Standard	Review Requirements	Notes
Edge Computing Facility (≤ 5,000 sq ft, < 2 MW)	PC Site Plan Review; No DC-O Designation	Permitted in General Business and Industrial Districts (B-2, B-3, M-1, M-2). Planning Commission approval of a Site Plan required. Approval of Data Center Overlay not required.

Small Data Center (5,001-20,000 sq ft; 2.0-10.0 MW)	PC Site Plan Review + DC-O Designation	Permitted in Industrial Districts (M-1, M-2). Planning Commission Approval of a Site Plan Required.
Medium Data Center (20,001–100,000 sq ft; >10.0–25.0 MW)	M-1: BZA Special Exception + PC Site Plan Review; M-2: PC Site Plan Review	M-1: Special Exception and site plan review. M-2: Permitted with site plan review only. DC-O designation required in both districts.
Large Data Center (100,001 -250,000 sq ft;>25.0-100.0 MW)	Special Exception (M-2 Only) + PC Site Plan Review	Permitted in Heavy Industrial District (M-2) with approval of a Special Exception by the Board of Zoning Appeals. Planning Commission approval of a Site Plan required.
Hyperscale Data Center (>250,000 sq ft; >100 MW)	Special Exception (M-2 Only) + PC Site Plan Review	Permitted in Heavy Industrial District (M-2) with approval of a Special Exception by the Board of Zoning Appeals. Planning Commission approval of a Site Plan required.

Note: Where a data center meets the criteria for more than one classification based upon gross floor area or electrical load, the higher classification shall apply. For example, a 40,000 square foot data center utilizing 50 megawatts of electricity would be classified as a Large Data Center per the table above.

1403.2 Prohibited Locations. No data center structure of any classification shall be sited:

- Within any Zone A, Zone AO, or Zone AE floodplain or regulatory floodway as defined by current FEMA Flood Insurance Rate Maps (FIRMs);
- Within any area designated as a Scenic Overlay, Conservation District, or Historic District in the County's Zoning Resolution; or
- Within 500 feet of any school, hospital, or licensed childcare center.

1403.3 Agricultural Land Considerations

A. Agricultural Soil Assessment. Each Data Center Application shall include an agricultural Soil Assessment, identifying all portions of subject site designated as prime farmland per USDA NRCS most recently published soil survey. The overall acreage of prime farmland that is to be converted to other uses as part of the

development must be clearly identified upon the submitted development plan.

1404. Application and Permitting Requirements

The following application and permitting requirements shall apply to all applications submitted pursuant to this Article and shall constitute conditions precedent to any approval. The Planning Commission and/or Board of Zoning Appeals shall make a finding that all application and permitting requirements have been met prior to any approval.

1404.1 Pre-Application Conference. Not less than 30 days, and not more than 120 days prior to the formal submission of any map amendment, site plan, or special exception application, the applicant shall schedule and hold a pre-application conference with the County's Planning Director and, for Large or Hyperscale facilities, the following departments and agencies:

- Greene County Highway Department;
- Greene County Engineer (if applicable);
- Greene County Emergency Management Agency;
- Applicable electric utility service provider;
- Relevant Water and Wastewater Utility District(s).
- Tennessee Valley Authority (TVA)
- State Fire Marshal's Office (for counties without a professional fire department)

The pre-application conference is an informal consultation and does not constitute the filing of an application for purposes of any statutory review timeline. No vested rights accrue from participation in a pre-application conference. If a single joint conference is infeasible, the applicant shall meet separately with each listed agency and furnish written confirmation of those meetings at or before the pre-application conference.

1404.2 Application Contents. A complete application for Special Exception or Site Plan Approval under this Article shall, at minimum include all of the following:

A. Site Plan Requirements

- Scaled Site Plan (minimum 1" = 100') showing all proposed structures, setbacks, impervious surfaces, landscaping, stormwater management features, vehicular access, parking and final topography;
- Calculation of square footage of all proposed building areas that are included in the definition of "Data Center" as defined at Section 1402, as well as a proposed data center tier classification.
- Topographic survey prepared by a licensed Tennessee surveyor;

- Floodplain delineation and FEMA FIRM panel reference;
- Identification of all water features and well heads within 1,000 feet of the subject property;
- Identification of surrounding land uses and distances to nearest property lines of properties currently utilized for residential uses;
- Grading Plan;
- Utility Plan showing electrical service entry points, water service connections, and wastewater discharge points;
- Roadway improvements depicting improvements proposed as part of the development;
- Erosion Control and Sediment Control (EPSC) Plan, Stormwater Pollution and Improvement plan as required;
- Photometric Lighting Plan / Lighting Study consistent with the requirements of Section 1405.4
- Screening and Buffering Plan consistent with the requirements of Section 1405.4.
- Construction Vehicle Haul Route Plan Sheet depicting how construction vehicles will travel to and access the site, including identification of all county roads with posted weight limits along the route;
- Agricultural Soil Assessment as required by Section 1403.3(A).

B. Infrastructure Impact Study. For all Data Center Classifications except Edge Computing Facilities, the applicant shall submit a Professional Engineer (PE)-certified Infrastructure Impact Study addressing:

- Projected electrical load at full build-out, phased by year if applicable, and documentation of utility service capacity confirmation from TVA or the applicable electric cooperative;
- Projected water consumption (gallons per day at full capacity) and documentation of water system capacity availability confirmation from the applicable utility;
- Projected wastewater generation and disposal method, including any discharge permits required from TDEC, and documentation of sewer system capacity availability confirmation from the applicable utility;
- For all projects that will generate in excess of 100 peak hour trips per day, traffic impact analysis prepared in accordance with ITE Trip Generation Manual standards; All Large and Hyperscale facilities shall be required to submit a Construction Traffic Management Plan containing proposed hours for construction traffic, routes, flagging, staging, wheel wash, daily trip estimates, and peak concurrent workforce;
- Assessment of impacts to local road infrastructure, including weight limits and pavement conditions on designated haul routes;

- Assessment of impacts to state routes along haul routes, with documentation of TDOT coordination where applicable; and
- For any facility projected to have a peak electric demand of fifty (50) megawatts or more during the first three (3) years of operation, written documentation from the serving electric utility confirming that the cost of electrical infrastructure necessary to serve the facility will be borne by the owner or operator consistent with Tennessee Public Chapter 961 (2026), and identifying any portion of such cost allocated to general utility system improvements.

C. Energy and Sustainability Disclosure

- Projected annual energy consumption (kWh) at full capacity;
- Proposed Power Usage Effectiveness (PUE) target and methodology for achieving it;
- Source of electrical power supply and percentage of power to be derived from renewable sources; Renewable energy disclosures under this subsection are informational and do not constitute independent approval criteria;
- Water Usage Effectiveness (WUE) target and cooling system description; and
- Description of any on-site energy generation, battery storage, or backup power systems. Onsite energy generation is subject to additional approvals as indicated at Section 1405.7.

D. Acoustic (Noise) Study

- Baseline Ambient Sound Survey to show the sound levels of the Data Center project location prior to commencement of construction; • Sound emitting equipment inventory to highlight what parts will be creating sound from the Data Center;
- Frequency Analysis to indicate how often noise will be released from the Data Center;
- Sound mitigation plan to reduce noise pollution;
- The Acoustic Study shall demonstrate that the proposed facility will comply with the noise standards established in Section 1405.4 of this Article;
- The study shall be prepared by a Tennessee licensed professional engineer with expertise in acoustical engineering.

E. Emergency Response Plan

- Hazardous materials inventory and Safety Data Sheets (SDS) for all chemicals used in cooling and fire suppression systems;
- Fire suppression system specifications and coordination with Greene Fire Department; and
- Spill prevention and emergency response contact information.

- For applications proposing on-site battery energy storage, potential concerns related to lithium-ion thermal runaway, off-gassing, and fire-service access shall be addressed.

1404.3 Application Processing Timeline. Applications shall be reviewed according to the following timeline:

- Pre-application conference: the pre-application conference required by Section 1404.1 must be held not less than 30 days nor more than 120 days of formal submittal of the application to the County;
- Application completeness determination: within 10 business days of submission;
- Staff comments provided to the developer: within 30 business days of submission;
- Added to relevant review body agenda: within 60 business days of submission.

1404.4 Fees. Application fees shall be established by resolution of the County Legislative Body and posted on the County's official website , and shall be maintained in the office of the Planning Director . Fees shall be sufficient to recover the County's reasonable costs of review, including costs of independent technical review consultants retained by the County at the applicant's expense. The County shall provide the applicant with an estimate of anticipated independent review costs prior to engagement of consultants.

1404.5 Permit Duration and Vesting

- All projects approved under this Article shall vest in accordance with T.C.A. § 13-3-413 (Tennessee Vested Property Rights Act). Vested rights attach upon submittal of a site plan or special exception application under Section 1404 that is in substantial compliance with these standards. "Substantial Compliance" means that the application submittal contains all materials required by Sections 1404.2 and 1404.4 of this Article. An application for an amendment to the Official Zoning Map under Section 1401.6(D) is a legislative request and is not a development plan for purposes of T.C.A. § 13-3-413; no vested rights accrue upon its filing, upon its approval, or upon participation in the pre-application conference.
- A Site Plan approved under this Article shall expire unless a building permit is issued within 36 months of the Regional Planning Commission's approval of the Site Plan.
- A Building Permit issued under this Article shall expire if construction has not commenced within twenty-four (24) months of the Regional Planning Commission's approval of the Site Plan. One extension of up to twelve (12) months may be granted by the Codes Director upon written request.
- Permits that expire must be re-applied for under the standards in effect at the time of reapplication.

1404.6 Phased Development. Applicants for Large or Hyperscale data centers may submit a phased development plan as part of the initial application. Each phase shall be identified on the site plan with projected timelines and infrastructure requirements. Subsequent phases may proceed under the original permit approval, subject to compliance with all conditions of approval and demonstration that cumulative impacts remain consistent with the approved Infrastructure Impact Study. If cumulative impacts, including total electrical load, water consumption, traffic generation, or impervious surface, exceed those projected in the original study, an amended permit application shall be required.

1404.7 Duties of Administrative Bodies and Officials. It shall be the duty of the Regional Planning Commission, Board of Zoning Appeals, and any professional staff charged with implementation of these regulations to ensure that the requirements of this Article are met. Any decisions made to approve any application submitted under this Article shall be based upon a finding that all applicable requirements have been met. Denied applicants shall be notified in writing of their right to appeal. The County Legislative Body may delegate approval of any Special Exception required by this Article to the Building Official or other administrative official in accordance with the requirements of T.C.A. § 13-7-109. Amendment of the Zoning Resolution or Zoning Map may only be accomplished via a majority vote of the County Legislative Body, upon recommendation of the Regional Planning Commission.

1405. Development Standards

The following development standards shall apply to all applications submitted pursuant to this Article, and shall constitute conditions precedent to any approval. The Planning Commission and/or Board of Zoning Appeals shall make a finding that all development standards have been met prior to any approval.

1405.1 Dimensional Standards. For Small Data Centers, Medium Data Centers, Large Data Centers, and Hyperscale Data Centers, the following dimensional standards shall apply and shall supersede any requirement of the subject property's underlying zoning district. For Edge Computing Centers, the relevant zoning district standards of the subject property shall apply.

Standard	Requirement	Notes
Minimum Lot Size — Small Data Center	5 acres	May be reduced by 20% for brownfield or previously developed sites.
Minimum Lot Size — Medium Data Center	20 acres	-
Minimum Lot Size — Large Data Center	50 acres	None
Minimum Lot Size — Hyperscale Data Center	100 acres	None

Minimum Front Building Setback*	150 feet	From public right-of-way. Measured to nearest structural wall. If directly across public right of way from parcels currently zoned for residential or agricultural use: Hyperscale: 1,500 Feet; Large: 1,000 feet; Medium: 500 feet, Small: 250 Feet
Minimum Side/Rear Building Setback*	75 feet	Measured to nearest structural wall. If adjacent to parcels currently zoned for residential or agricultural use: Hyperscale: 1,500 Feet; Large: 1,000 feet; Medium: 500 feet, Small: 250 Feet
Maximum Building Height	65 feet	-
Maximum Lot Coverage (impervious)	60%	Regardless of lot coverage, all applicable stormwater requirements shall be met.
Minimum Landscaped Area	15% of gross lot area	Includes any required on-site vegetative screening or buffers.
Minimum Generator Distance* (<2 MW)	500 feet	Distance is measured from any on-site generator to the nearest residentially or agriculturally zoned property line.
Minimum Generator Distance* (2-20 MW)	750 Feet	Distance is measured from any on-site generator to the nearest residentially or agriculturally zoned property line.
Minimum Generator Distance* (>20 MW)	1000 Feet	Distance is measured from any on-site generator to the nearest residentially or agriculturally zoned property line.

Note 1: All minimum lot sizes indicated are gross lot sizes.

Note 2: Undevelopable areas including designated floodway areas, 100-year floodplains, wetlands, karst topography, existing easements, and slopes exceeding 15%, may not constitute more than 25% of the actual lot area submitted for development.

**Distances shall be measured based on lot lines in effect on the day of development plan approval by the relevant review body.*

1405.2 — Energy Standards*

Standard	Requirement	Notes
Maximum Power Usage Effectiveness (PUE)	≤ 1.5 (design target)	Applicant must document PUE methodology. Annual reporting required per Section 1406.2.
Backup Generators	Diesel ≤ 100 hours per year nonemergency operation	Hydrogen fuel cells or battery storage encouraged. Subject to TDEC air quality permit requirements.
On-Site Solar Readiness	All roofs solar- ready	Structural loading and conduit pathways designed for future PV installation.

Section 1405.3 — Water Standards

Standard	Requirement	Notes
Maximum Water Usage Effectiveness (WUE)	≤ 0.5 (design target)	Applicant must document WUE methodology. Annual reporting required per Section 1406.2.
Cooling System	Air-cooled or closed-loop	Evaporative cooling systems are permissible, but shall comply with the WUE standards of this table and shall require documentation of water supply capacity confirmation from the relevant utility district, consistent with the Infrastructure Impact Study required under Section 1404.2(B)
Drought & Curtailment	Written agreement with applicable water utility or on-site storage/ alternative supply.	A written curtailment agreement with the utility district or a demonstration of on- site storage/alternative supply sufficient to maintain operations without drawing on the public system during a declared drought or system emergency required.

		Greywater facilities can potentially satisfy these alternative supply requirements.
Stormwater Management	Zero net increase in peak runoff	Stormwater plan subject to TDEC Construction General Permit for Stormwater Discharges.
Groundwater Protection	No discharge without TDEC Underground Injection Control (UIC) pemit	Cooling tower blowdown must be discharged to sanitary sewer or treated on-site.

1405.4 Screening and Buffering

- All mechanical equipment, cooling towers, generators, and utility infrastructure visible from a public right-of-way or adjacent residential or agricultural district shall be screened by a minimum 8-foot solid masonry wall or equivalent opaque fence, or elevated berm supplemented by a minimum 20-foot planted buffer of native vegetation;
  - Screening of sufficient height and opacity shall be installed that mechanical equipment is not visible from the ground plane at any point on an adjoining residential or agricultural property line or public right-of-way, as demonstrated by cross-section drawings at not less than four locations.
- All exterior lighting shall be full cutoff fixtures directed downward and inward; no light trespass shall exceed 0.5 foot-candles at any property line adjacent to a residential or agricultural district or at any street right of way line;
- All utility connections (power, fiber, water) shall be installed underground within the site boundary;
- Sound attributable to the facility, measured as a one-hour equivalent continuous sound level (Leq(1h)) at any point on an adjoining property line, shall not exceed:
  - 50 dBA between 7:00 a.m. and 10:00 p.m. and 45 dBA between 10:00 p.m. and 7:00 a.m. at any residential or agricultural property line;
  - Pure tones, which include single-frequency sounds such as whines, hums, whistles, and other vibrations shall not exceed 40 dBA at any residential or agricultural property line;
  - 65 dBA at any commercial property line;
  - 75 dBA at any industrial property line; and
- Backup generator testing shall be limited to weekdays between 9:00 AM and 4:00 PM. Generator testing and usage during times of emergency shall not exceed 65 dBA at the nearest adjoining residential property line.

1405.5 Transportation, Access & Parking

- Data centers shall not derive their sole access to a public road via a private easement through adjoining property;
- For emergency service, a minimum of two separate vehicular access points onto the public road network shall be provided for facilities exceeding 50,000 square feet;
- Construction vehicle haul routes shall be designated in the application and approved by the County Highway Department. The applicant shall execute a Road Use and Maintenance Agreement with the County prior to issuance of any building permit and may be required to post surety in order to ensure any damage to County streets will be repaired by the developer at no expense to the County;
    - NOTE: Similar agreements may be required with TDOT for State maintained highways and any impacted city streets. Applicants are encouraged to engage with those entities as early in the process as possible.
- All access roads within the facility site shall be paved with an asphaltic or concrete surface and shall be a minimum of 20 feet in width and designed to accommodate AASHTO HS-20 loading;
- If the submitted traffic impact analysis determines that road improvements are warranted, the applicant shall fund or provide a proportionate share of improvements necessitated by the data center's traffic impact, as determined by the traffic impact analysis and consistent with the nexus and proportionality standards applicable to development conditions under Tennessee law.
- Data centers must provide a minimum parking of three spaces per thousand gross square feet of office space to be occupied within the development, OR one parking space for every one employee, based upon the maximum number of employees on site during the largest shift, whichever is lesser.

1405.6 Fire Safety

- All data centers shall be equipped with an automatic fire suppression system designed in compliance with adopted building and fire codes;
- An emergency access road meeting Greene and/or State adopted Fire Code standards shall be maintained around all structures.
- The applicant shall coordinate directly with the State Fire Marshal's Office for plan review and inspection of fire suppression systems.
- The applicant shall coordinate directly with professional and/or volunteer local fire officials charged with providing fire protection services to the proposed development.

1405.7 On-Site Electric Generation

- Electric generating facilities serving a data center, other than emergency standby generation, shall be reviewed as a separate principal use and shall

require approval of a Special Exception by the Board of Zoning Appeals. The following conditions shall apply:

- All requirements of Section 1404 and Section 1405 of this Article shall be met;
- Ongoing Compliance and Reporting requirements contained at Section 1406 shall apply;
- Any structures utilized as part of the electric generating facility shall be counted toward overall lot coverage requirements for data centers contained within this article;
- All structures and other equipment incidental to the electric generation facility shall be separated by not less than 1,500 feet from any residentially or agriculturally zoned property, school, hospital, or licensed childcare center.
- In addition to all materials contained at Section 1404 and Section 1405 of this Article, applications shall include:
  - Documentation of all required TDEC air permits or a written determination that none are required;
  - Fuel type, delivery method, and on-site storage capacity;
  - Stack height and dispersion modeling analysis; stacks exceeding the maximum building heights established by this Article may be approved as part of the Special Exception request if demonstrated to be necessary to protect air quality;
  - Written documentation of any interconnection approval required from the applicable electric utility or TVA under Tenn. Public Chapter 961 (2026).

1406. Ongoing Compliance and Reporting

1406.1 Operations Commencement Notice. The permit holder shall notify the County Planning Director in writing within 30 days of commencing commercial operations, including the date operations commenced, current IT load (in megawatts), and initial measured PUE and WUE values.

1406.2 Annual Operations Report. For all data centers except Edge Computing Facilities, by March 1 of each year following commencement of operations, the permit holder shall submit an Annual Operations Report to the County Mayor containing:

- Total energy consumed (kWh) in the prior calendar year and measured annual average PUE;
- Total water consumed (gallons) in the prior calendar year and measured annual average WUE;
- Percentage of energy derived from renewable sources;
- Any changes to cooling technology, backup power systems, or fire suppression systems;

- Any environmental incidents, spills, or regulatory violations occurring in the prior year; and
- Generator fuel consumption and hours of operation.

Annual reports shall be made available to the public on the County's official website within 30 days of receipt and shall be maintained in the office of the County Planning Director. The permit holder may request to designate specific data within the Annual Operations Report as confidential business information, provided that a specific statutory exemption applies. The County Attorney shall review any such designation and, to the extent permitted by the Tennessee Public Records Act (T.C.A. § 10-7-503 et seq.), may redact proprietary data from the publicly available version of the report. Aggregate performance metrics (PUE, WUE, renewable energy percentage) shall not be eligible for confidential designation.

1406.3 Inspections. The County Planning Director shall have the right to conduct annual compliance inspections upon reasonable notice (minimum 5 business days). The permit holder shall provide access to all areas relevant to verifying compliance with this Article. Inspections shall be limited to exterior areas, mechanical equipment areas, and areas related to the specific compliance standards established in this Article, including noise measurement points, screening/buffering, stormwater management features, and generator installations. If consent to inspect is withheld, the Planning Director may obtain an administrative warrant as recommended by the County Attorney prior to any such inspection. Access to secure server rooms or areas containing client equipment shall not be required unless specifically authorized by the permit holder. Complaint driven inspections may occur at shorter intervals at the discretion of the Planning Director .

1406.4 Permit Modification. Any material change increasing the facility's size, energy consumption, water use, or imposed conditions shall, depending on the change requested, require Board of Zoning Appeals, and/or Regional Planning Commission review utilizing the review process outlined at Section 1403.1.

1406.5 Permit Transfer. Upon change of ownership or operator, the new owner or operator shall notify the County within 60 days and acknowledge in writing that they assume all obligations under the existing permit approval. Any decommissioning bond or letter of credit shall be placed in the new owner or operator's name within 60 days of the ownership or operatorship change.

1407. Enforcement and Penalties

1407.1 Violations. Any person, entity, or operator who violates any provision of this Article or fails to comply with any condition of a permit or agreement issued hereunder shall be subject to:

- Written notice of violation from the Planning Director, requiring cure within 30 days;
- Enforcement through appropriate legal action or proceeding in the Chancery or Circuit Court of Greene County, consistent with T.C.A. § 13-7-112, including actions for injunctive relief, mandamus, or other appropriate remedy; and
- Revocation of any applicable permits.

Nothing in this section shall preclude the County and the permit holder from entering into a consent order establishing a timeline and conditions for achieving compliance.

1407.2 Appeals. Any enforcement or interpretation decision made by any administrative official charged with the implementation of these requirements may be appealed to the County Board of Zoning Appeals consistent with T.C.A. § 13-7-109. Decisions of the Board of Zoning Appeals, Regional Planning Commission or County Legislative Body are subject to judicial review in accordance with the laws of the State of Tennessee.

1407.3 Abandoned or Decommissioned Facilities. A facility that has ceased operations for 30 consecutive months shall be deemed abandoned. Upon such a finding, within sixty 60 days the permit holder shall:

- Restore and stabilize the site consistent with applicable environmental standards, including adopted county stormwater regulations.

Applicants for Large and Hyperscale facilities shall post a decommissioning bond or letter of credit sufficient to cover reasonable site restoration and stabilization costs prior to issuance of any building permit. Decommissioning surety shall be posted with the County Planning Director prior to issuance of any building permit. Decommissioning surety shall auto-renew each year with no effort required by the County. The issuing financial institution shall be located within the State of Tennessee. The Planning Director may require an independent cost estimate for any facility and may adjust the surety amount accordingly.

1408. Severability, Amendments, And Effective Date

1408.1 Severability. If any section, subsection, sentence, clause, or provision of this Article is held invalid or unconstitutional, such holding shall not affect the validity of any other provision, it being the intent of the County Legislative Body that this Article shall stand notwithstanding the invalidity of any part.

1408.2 Amendments. This Article may be amended by the County Legislative Body following Regional Planning Commission recommendation, public notice, and public hearing consistent with T.C.A. § 13-7-105. It is the policy of the County Legislative Body and the Regional Planning Commission to review the standards established within this Article at intervals of not more than five years following adoption, and to update such standards as warranted by changes in

technology, industry practice, and applicable state and federal law. Failure to conduct a scheduled review shall not affect the validity or enforceability of existing standards. Any amendment to this Article, and any amendment to the Official Zoning Map applying or removing the Data Center Overlay District, constitutes an amendment to the County Zoning Resolution and shall be adopted in accordance with T.C.A. § 13-7-105.

1408.3 Effective Date. This Article shall take effect upon passage and publication as required by Tennessee law and shall apply to all applications submitted on or after the effective date.