

ARTICLE VIII
Industrial Districts

- Section 8.01** **IND-1, Industrial Districts**
- Section 8.02** **IND-2, Industrial Districts**
- Section 8.03** **IND-3, Industrial Districts**

Section 8.01 IND-1, Industrial Districts

The following regulations shall apply in IND-1, Industrial Districts.

(a) General Description:

The IND-1, light industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, storage, warehousing, wholesaling, and distribution. Enterprises engaged in the manufacturing, compounding, assembly, packaging, treatment or fabrication of materials and products, from processed or previously manufactured materials (but not the processing of raw materials). Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc.

(b) Permitted Principal Uses:

1. Research facilities, testing laboratories, and facilities for light manufacturing, fabrication, or assembly of products, provided that such facilities are completely enclosed and provided that any noise, smoke, vapor, dust, odor, glare, vibration, fumes, or other environmental contamination produced by such facilities is confined to the lot upon which such facilities are located and is controlled in accordance with the applicable city, state, or federal regulations.

(Ord No. 19-99 Revised Effective 8/26/99)

2. Commercial uses, excluding retail stores, including, yard equipment and supply dealers, firewood operations, lumber yards, building materials sales, boat and recreational vehicle sales, household equipment and appliance repair, rental establishments, car washes, animal hospitals, kennels, bulk cleaning and laundry plants, cold storage lockers, and furniture and carpet warehouses, provided that adequate safeguards are taken to protect adjoining properties from objectionable or harmful substances, conditions, or operations.

3. Offices, administrative, technical, and professional services.

(Ord. No. 11-06 Revised Effective 9/03/06)

4. Municipal and public utility services. (NAICS #'s 22112, 2212, and 2213)

5. Food processing limited to dairy products, bakery products, and beverage products, (including a microbrewery) provided all activities are

conducted in an enclosed building. (NAICS #'s 3115, 3118, 31192 and 3121)

6. Broadcasting, Publishing, Recording and Telecommunications. (NAICS #'s 511, 512, 513 and 514)
7. Enclosed building for service of motor vehicles, mobile homes, campers, boats, motorized equipment, and accessories for such vehicles, but excluding junkyards.
8. Plumbing, heating, machine, welding, plating, electrical, printing, sheet metal, fabricators and similar shops to include sales, service and repair.
9. Art or craft studio space.
10. Offices, administrative, technical and professional.
11. Industrial and scientific research laboratories, research and development centers.

(c) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV)
3. Automobile parking (see Section 11.02).

(Ord No. 19-99 Revised Effective 8/26/99)

4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(Ord. No. 19-99 Revised Effective 8/26/99)

(d) Uses Requiring Board of Appeals Permit:

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to the probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of Article XII and Article XIII Sections 13.01 through 13.06. The following use or similar and no more objectionable use may be permitted:

1. Child care center to serve employees of the industrial area in which they are located.

2. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies, nonhazardous solid waste transfer station, vehicle towing and storage but not junkyards, provided such uses are entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
3. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)
 (Ord No. 19-99 Revised Effective 8/26/99)

(e) Area, Height, Bulk, and Placement Regulations

Maximum Usable Floor Area to Lot Area: 50%.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Side - 25 ft.; Rear - 0 ft.

Maximum Height in Feet: 40.

Maximum Height in Stories: 3.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 19-99 Revised Effective 8/26/99)

Section 8.02 IND-2, Industrial Districts

The following regulations shall apply in IND-2, Industrial Districts.

(a) General Description

The IND-2, general industrial district is established to provide areas in which the principal use of land is for processing, manufacturing, assembling, fabrication and for warehousing. The IND-2 district provides for enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major street, rail, water or air transportation routes. Such uses have some adverse effects on surrounding properties and are not normally associated with, nor compatible with, residential, institutional, or retail commercial uses.

(Ord No. 19-99 Revised Effective 8/26/99)

(b) Permitted Principal Uses:

1. Manufacturing (selected industries) – Those manufacturing industries defined by the following NAICS Codes are permitted.

Major Group	Exceptions	Short Title
311, 3121	(except 3116, Animal Slaughtering and Processing)	Food and beverage products
313, 314		Textile mill products
315		Apparel and other textile products
316	(except 3161, Leather and Hide Tanning & Finishing)	Leather and leather products
321	(except 321114, Wood Preservation, 3212, Veneer, Plywood, and Engineered Wood Product Manufacturing)	Lumber and wood products
322	(except 3221, Pulp, Paper, & Paperboard Mills)	Paper and allied products
323		Printing
326	(except 32621, Tire Manufacturing)	Rubber and misc. plastics products
332		Fabricated metal products
333		Machinery manufacturing
334, 335		Electronic equipment & appliances
336		Transportation equipment
337		Furniture & related products
338		Miscellaneous manufacturing
Industry Numbers: 3271, 3272, 327991		Stone, clay and glass manufacturing
331	(except 33111, Iron & Steel Mills, 331112, Electrometallurgical Ferroalloy Product Manufacturing, 331311, Alumina Refining, 331312, Primary Alumina Production, 33141, Nonferrous Metal Smelting and Refining)	Metal Industries

(Ord No. 19-99 Revised Effective 8/26/99)

2. Warehousing and wholesaling facilities, including truck and rail service terminals and related facilities. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
3. Offices, administrative, technical, and professional services.
(Ord. No. 11-06 Revised Effective 8/3/06)
4. Public utility facilities, with or without storage yards. (NAICS #'s 22112, 2212, and 2213)
5. Broadcasting, Publishing, Recording and Telecommunications. (NAICS #'s 511, 512, 513 and 514)
6. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies and junk yards, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
7. Medical Isotope Manufacturing that the staff has determined to be in conformance with the narrative description of this district.
(Ord. No. 23-00 Revised Effective 9/15/00)
8. Kennel
(Ord. No. 18-04 Revised Effective 10/14/04)

(c) Permitted Accessory Uses

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV).
(Ord. No. 31-86 Revised Effective 1/1/87)
3. Automobile parking (see Section 11.02).
4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(d) Uses Requiring Board of Appeals Permit:

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of

Article XII and Article XIII Sections 13.01 through 13.06. The following use or similar and no more objectionable use may be permitted:

1. Nonhazardous solid waste transfer station and recycling center, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
2. Heliport.
3. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

4. Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

When allowed, these facilities shall be subject to the following requirements:

- a. The use shall comply with all federal regulations and state regulations including the Tennessee Solid Waste Management Act for design, siting, construction materials, treating, and monitoring.
- b. The use shall be located at least 1,500 feet from any residential property.
- c. The area shall be enclosed by a fence or wall at least six (6) feet high. Entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Article XIII.
- d. Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within 1/4 mile of the property line.
- e. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

(Ord. No. 19-99 Revised Effective 8/26/99)

(e) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 60%.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Side - 25 ft.; Rear - 25 ft.

Maximum Height in Feet: None.

Maximum Height in Stories: None.

(f) Sampling Port Requirements

Adequate sampling locations and access facilities shall be provided for sampling at every stack or other conduit discharging waste products into the air.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 19-99 Revised Effective 8/26/99)

Section 8.03 IND-3, Industrial Districts

(a) General Description:

The IND-3, heavy industrial district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IND-2 District. Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. It is the intent of this district to provide an environment for industries that are unencumbered by nearby residential, institutional or commercial development.

(b) Permitted Principal Uses:

1. Manufacturing, heavy (NAICS Major Groups 31-33 and 562), excluding slaughtering plants (3116), paper or pulp mills (3221) and uses in Section 6-714(d) that require BZA approval.
2. Warehousing and wholesaling facilities, including truck and rail service terminals. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
3. Heliports.

(Ord. No. 19-99 Revised Effective 8/26/99)

4. Public utility facilities with or without storage yards. (NAICS #'s 22112, 2212, and 2213).
5. Broadcasting and telecommunications towers.
6. Research and development with or without outside storage or operations.

(c) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.

2. Signs (see Article XIV)
3. Automobile parking (see Section 11.02)

(d) Uses Requiring Board of Zoning Appeals Permit:

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of Article XII and Article XIII Sections 13.01 through 13.06. The Environmental Quality Advisory Board and Fire Department will be consulted in such reviews as needed. The following use or similar and no more objectionable use may be permitted:

1. Nonhazardous waste recycling centers. (NAICS # 562920)
2. Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

When allowed, these facilities shall be subject to the following requirements:

- a. The use shall comply with all federal regulations and state regulations including the Tennessee Solid Waste Management Act for design, siting, construction materials, treating, and monitoring.
- b. The use shall be located at least 1,500 feet from any residential property.

(Ord. No. 19-99 Revised Effective 8/26/99)

- c. The area shall be enclosed by a fence or wall at least six (6) feet high. Entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Article XIII.
- d. Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within 1/4 mile of the property line.
- e. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

3. Incinerators. (NAICS #562213)
4. Landfills. (NAICS #562212)
5. Tank storage of bulk oil and gasoline and the mixture or bulk storage of natural gas, subject to the proper precautions as to location and otherwise, to prevent fire and explosion hazards.
6. Airports.
7. Power plants.
8. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(e) Area, Height, Bulk and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 60%

Minimum Required Setback Dimensions in Feet: Front - 30 ft., Side - 25 ft., Rear - 25 ft.

Maximum height in feet: None

Maximum height in stories: None

(f) Sampling Port Requirements:

Adequate sampling locations and access facilities shall be provided for sampling at every stack or other conduit discharging waste products into the air.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 19-99 Revised Effective 8/26/99)