

CHAPTER 2.14
LIGHT INDUSTRIAL DISTRICT "F" REGULATIONS

SECTION

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14-2.1401. Scope. The light industrial district is intended to establish areas for certain industrial and commercial establishments which will likely develop in a similar manner. The regulations are designed to promote and encourage industrial, wholesaling and commercial uses, protect the essential community characteristics, and disallow residential development. (Ord. No. 338, Sec. 9, as amended by Ord. No. 1050, Section I)

14-2.1402. Uses permitted.

- (1) Personal, business and professional services and offices.
- (2) Wholesale trade.
- (3) Warehouses.
- (4) Enclosed building for bus, truck and construction equipment repair and storage.
- (5) Contractor offices and equipment storage.
- (6) Building supplies.
- (7) Light manufacturing and processing, research and development and facilities such as: processing radioisotopes or other by product manufacture of electronic and precision instruments.
- (8) Enclosed manufacturing uses:
 - a. Printing and publishing (limited to newspapers, books, periodicals, miscellaneous printing and publishing, and similar allied industries)
 - b. Optical goods manufacturing plant.
 - c. Dairy (except for odorous cooking, preserving and slaughterhouse operations).
 - d. Metal/aluminum fabrication.
 - e. Assembly plant.
 - f. Bottling or packaging works.
 - g. Cabinet making shop/carpenter shop (including lumber and wood products, furniture and other products, excepting sawmills and papermills).
 - h. Clothing manufacturing plant.
 - i. Small article production, including jewelry, musical instruments, toys, pens, pencils and similar uses.
 - j. Forming and/or printing of box, carton and cardboard products.
 - k. Manufacturing of paint, lacquer, enamel or varnish, except such processes as the cooking of varnish and oil that make offensive fume or odors.
- (9) Welding/welding supply.
- (10) Component lumber and truss manufacturing.
- (11) Monument works.
- (12) Upholstery shop.
- (13) On-Premise signs, as regulated by chapter 4 of Title 14 of the Alcoa Municipal Code.

- (14) A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

14-2.1403. Uses permitted as special exceptions.

- (1) Methadone treatment clinic or facility, substance abuse treatment facilities, provided that:

a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee;

b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;

c. The clinic or facility shall be located on and have access to a principal arterial street; and,

d. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the methadone/substance abuse treatment clinic or facility is situated to the nearest property line of the following uses:

1. Not less than one-half (1/2) mile from any other methadone/substance abuse treatment clinic or facility;

2. Not less than 1,000 feet from any residentially zoned property at the time of approval;

3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;

4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;

5. Not within 1,000 feet of any amusement catering to family entertainment; and,

6. Not within 1,000 feet of any area devoted to public recreation activity.

- (2) Pain management clinics, provided that:

a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon said clinic meeting and maintaining all licensing and permit requirements of the State of Tennessee, as per Tennessee Code 63-1-301, et seq.;

b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant and other permit requirements of the State of Tennessee (as per TCA 63-1-301, et seq.), site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;

c. The clinic or facility shall be located on and have access to a principal arterial street;

d. The clinic or facility abutting a residentially zoned property (or allowed as a special exception) shall be secured from access across such abutting property lines by a fence no less than six (6) feet in height;

e. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the pain management clinic is situated to the nearest property line of the following uses—

1. Not less than one-half (1/2) mile from any other pain management or methadone/substance abuse treatment clinic or facility;

2. Not less than 1,000 feet from any residentially zoned property at the time of approval;
3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;
4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;
5. Not within 1,000 feet of any amusement catering to family entertainment;
6. Not within 1,000 feet of any area devoted to public recreation activity. (Ord. #338, as amended by Ord. #11-255, May 2011 and #12-293, August 2012)

14-2.1404. Buffer Strip. Wherever a side or rear lot line abuts a zone of a different designation, there shall be a minimum 25 foot buffer strip designed to minimize the visual impact of the development and provide a certain transition between intensity of land uses allowed by this zone. The depth of the buffer strip will be dictated by the planning commission during site plan review, and such strip may contain a combination of vegetation and/or berms or other appropriate materials designed to soften the transition from one zone to the next. The buffer strip may be included in the side or rear yard setback, but neither parking nor pavement will be allowed in the buffer strip (with the exception of recreational walking trails).

14-2.1405. Other requirements.

- (1) **Front yard.** Buildings shall be located no closer than thirty-five (35) from the front lot line, except when adjacent to, and including across the street from, any residential district. In such case, a building shall be located no closer than fifty (50) feet from the front lot line.
- (2) **Side yard.** Buildings shall be located no closer than twenty (20) feet from any side lot line.
- (3) **Rear yard.** Buildings shall be located no closer than twenty (20) feet from any rear lot line.
- (4) **Height.** No building shall exceed four (4) stories or fifty (50) feet in height.
- (5) **Lot coverage.** The principal building on any lot shall not cover more than fifty (50) percent of the total area of said lot.
- (6) **Parking.** Off-street parking areas shall be setback no less than fifty (50) feet from the district boundary, when site adjoin residential and/or open space/park zoning districts. At least the first fifty (50) feet of required setback area shall be appropriately landscaped by use of berms and grass, trees, shrubs, or other appropriate plants and materials.