

The Building Inspector shall not issue a building permit for any industrial use he believes may have the potential to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like, and those uses deemed dangerous due to potential explosion hazards, threat of fire, or poisonous fumes. Any uses of such a nature shall be permitted only on written approval of the Board of Zoning Appeals under the provisions of Section 11-806 and subject to such conditions and safeguards as may be required by said Board in the interests of public health, safety, and welfare.

11-410. M-2, Heavy Industrial District. This industrial district is provided for heavy manufacturing uses and processes. Within the M-2, Heavy Industrial District the following regulations plus other appropriate provisions of the zoning code shall apply:

1. Permitted uses and structures.
 - a. All uses permitted in the M-1, Light Industrial District.
 - b. Meat products manufacturing.
 - c. Paper and allied products manufacturing.
 - d. Chemicals and allied products manufacturing.
 - e. Petroleum refining and related industries.
 - f. Primary metal industries.
 - g. Mining activities and related services.
 - h. Any use or structure customarily incidental to the above uses.
2. Uses and structures permitted on review by the Board of Zoning Appeals: Sexually Oriented Adult Businesses, in compliance with Section 11-618, Sexually Oriented Adult Businesses.
3. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
 - a. Exterior storage of products, materials and equipment shall be prohibited unless such storage is related to items manufactured or used in conjunction with a manufacturing operation on the premises. Exterior storage of items manufactured on site shall be adequately screened from view from all adjoining properties and public road. *(Amended by Lenoir City City Council 3/27/06)*
4. Area regulations. All buildings and structures shall be located so as to comply with the following minimum requirements:
 - a. Minimum depth of front yard - 40 feet
 - b. Minimum depth of rear yard - 20 feet
 - c. Minimum width of side yard:

- 1 story building 15 feet each side
- 2 story building 20 feet each side
- 3 story building 25 feet each side

d. There shall be no required minimum lot area for industrial districts except as should be needed to satisfy the above requirements and requirements pertaining to off-street parking and loading respectively.

4. Environmental controls. The applicant for a building permit in the M-2, Heavy Industrial District shall present, as a part of the application, documentation demonstrating that the proposed industry will not represent a hazard to the community safety, health, welfare, or amenity. This includes, but is not limited to, the following:

- a. Documentation that a proposed use will be served by adequate water and wastewater facilities approved by the Lenoir City Utilities Board and the Tennessee Department of Public Health.
- b. Documentation that adequate means are available for the disposal of all solid waste.
- c. Documentation that proposed industrial uses will comply with all federal, state, and local air and water pollution control laws and/or regulations.

The Building Inspector shall not issue a building permit for any industrial use he believes may have the potential to be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration, and the like, and those uses deemed dangerous due to potential explosion hazards, threat of fire, or poisonous fumes. Any uses of such a nature shall be permitted only on written approval of the Board of Zoning Appeals under the provisions of Section 11-806 and safeguards as may be required by said Board in the interests of public health, safety, and welfare.

11-411. F-1, Floodplain District. See Supplement to this section.

11-412. C-4, Interchange Commercial District. The purpose of this district is to provide for a commercial district relative to the needs which exist in Interstate interchanges, and to control development in order to preserve the integrity and safety of the area.

1. Permitted Uses and Structures

- a. All uses permitted in the C-2, Central Business District.
- b. All uses permitted in the C-3, Highway Commercial District.
- c. Tourist related activities - all those permitted in the C-2 and C-3 districts as well as fireworks sales.

2. Prohibited Uses and Structures

Any use or structure not specifically permitted is prohibited.

3. Area Regulations

- a. Minimum lot width at building line - 50 feet.
- b. Minimum depth of front yard - 30 feet (the minimum setback requirement shall not apply to overhead canopies (open on four sides) utilized for automotive refueling systems ancillary to service stations, or convenient shops. In no case however, shall said canopies be located within ten (10) feet of any fronting property line.
- c. Minimum depth of rear yard - 20 feet
- d. Minimum width of side yards:
 - 1-Story Building. 15 feet
 - 2-Story Building. 20 feet
 - 3-Story Building. 25 feet
- e. Within the district, building heights may exceed those as provided for in section 11-311, Maximum Building Height. The maximum building height shall not exceed six stories or seventy feet provided however, the following requirements are met:

1. Setbacks:

- front yard. . . 30' plus .5' ft. increase for each foot of building height over forty (40) ft
- side yard . . 15' plus .75' ft. increase for each foot of building height over forty (40) ft
- rear yard . . 15' plus .5' ft. increase for each foot of building height over forty (40) ft

2. Buffer area: A minimum buffer/landscape area shall be provided along the periphery of the site at a minimum of 2' for each story of building or for each 10' of building height, whichever is greater. The buffer area shall be used exclusively for landscaping.

(Addition recommended by the Lenoir City Regional Planning Commission at the March 5, 1996 meeting, and approved by Lenoir City City Council on April 8, 1996.)

11-413. R-1-S, Single Family Residential District. Within the R-1-S District, as shown on the Zoning Map of Lenoir City, Tennessee, the following regulations plus other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures

- a. Single family.
- b. Accessory uses and buildings, provided such uses are incidental to the principal use.
- c. Customary home occupations provided the conditions in Section 11-603 are met.