

CHAPTER 12  
(LI) LIGHT INDUSTRIAL DISTRICT

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Chapter 12  
LI LIGHT INDUSTRIAL DISTRICT

14-1201. LI LIGHT INDUSTRIAL DISTRICT

The Light Industrial District is established in order to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. No residential use is permitted in this district.

14-1202. USES PERMITTED

1. Animal hospital.
2. Automobile repair shop.
3. Automobile wrecking yard.
4. Bakery.
5. Bottling works.
6. Building materials yard.
7. Business signs.
8. Cabinet making shop.
9. Carpenter shop.
10. Clothing manufacturing plant.
11. Component lumber and truss manufacturing. (2782-02/07/1995)
12. Contractor's yard.
13. Dairy.
14. Dog grooming operation/kennel operation. (2947-06/02/1998)
15. Dry cleaning works.
16. Electronics assembly plant.
17. Engraving plant.
18. Exterminators-pest control agencies. (2495-03/17/1987)
19. Laundry
20. Machine shop.
21. Monument sales & service. (2427-05/13/1985)
22. Optical goods manufacturing plant.
23. Packing shed.
24. Printing plant.
25. Public utility installations.
26. Towing as an accessory use for automobile repair shops. (2983-04/23/1999)
27. Truck stop (service stations containing an acre or more in area and catering predominately to trucks). (2562-01/03/1989)
28. Truck terminal.
29. Upholstery shop.
30. Used automobile parts store. (2650-10/01/1991)
31. Warehouse.
32. Welding shop.
33. Welding supply. (2427-05/13/1985)

#### 14-1203. USES PERMITTED ON REVIEW

Uses permitted in the Intermediate Business (IB) District shall be permitted on review in the Light Industrial (LI) District including those uses permitted on review in the Intermediate Business (IB) District with the exception of residential uses. New residential uses shall be prohibited in the Light Industrial (LI) District. (3170-03/02/2004)

1. Accessory structures/buildings.
2. Adult Oriented Establishments: Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhood conditions these activities will only be permitted when minimum conditions can be met. (2488-11/04/1986) (3431-02/07/2012) The following minimum conditions must be complied with for a site to be approved for adult oriented establishments:
  - a. The site shall not be less than one thousand (1,000) feet from any residentially zoned property at the time of approval for an adult entertainment activity.
  - b. The site shall not be less than one thousand (1,000) feet from any amusement catering to family entertainment.
  - c. The site shall not be less than one thousand (1,000) feet from any school, daycare center, park, church, mortuary or hospital.
  - d. The site shall not be less than one thousand (1,000) feet from any area devoted to public recreation activity.
  - e. The site shall not be less than one-half (1/2) mile from any other adult entertainment business site.
  - f. Measurement shall be made from the nearest wall of the building in 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 Morristown Zoning Map.
  - g. The site shall be located on a designated Principal Arterial street.
  - h. The site shall comply with off-road parking requirements as regulated by Section 14-216 of the Municipal Code of the City of Morristown.
  - i. Maps showing existing land use and zoning within one-quarter (1/4) 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 might reasonably be required by the Board of Zoning Appeals for use in making a thorough evaluation of the proposal.
3. Amusement Enterprise. (3502-06/17/2014)
4. Appliance Stores.
5. Architects' and Artists' Studios.
6. Architectural Offices.
7. Automobile Detailing/Car Wash.
8. Automobile Parts Store. (2649-10/01/1991)
9. Automobile Rental Agencies. (2716-10/19/1993)
10. Automobile Sales Agencies (New and Used)
  - a. A site plan shall be submitted to meet requirements as put forth in Section 14-1903 APPROVAL OF PLANS AND ISSUANCE OF BUILDING PERMIT. Traffic aisles shall meet the requirements as stated under Chapter 2, Section 14-203 Definition of Parking Aisle for one way and two way traffic. All plans will include access as required by the Morristown Fire Department for emergency vehicles.
  - b. In addition to parking as required for in Section 14-216-3.e, a minimum of three (3) customer spaces must be provided for and identified; a minimum of fifteen (15) parking stalls must be provided for sales stock. All parking shall meet the specifications of Section 14-216-2 requiring parking stalls to be 9.5 feet by 18 feet in size.

- c. Automobiles displayed along property lines must include a Staff approved physical barrier. New development sites require a 10 foot grassed strip along property lines which front rights-of-way. Existing or redeveloped sites may choose this option or provide a smaller grassed strip with barriers such as chain and bollard or wheelstops to prevent vehicles from encroaching into rights of way and/or prevent overlap onto adjacent properties. Either method will be shown on the site plan.
  - d. All parking to include sales stock shall be composed of a hard surface material as stipulated under Section 14-216.4 and Section 14-203.209 of the Zoning Ordinance unless granted a variance by the Planning Commission.
- 11. Automobile wrecker service (2651-10/01/1991 2-a). Shall have the storage area which contains inoperative vehicles to be enclosed by an opaque fence of either natural or manmade materials. The fence shall be at least six (6) feet tall and except for a gate block vision of the vehicles to the outside area.
- 12. Bank.
- 13. Beauty Shops/Barber Shops.
- 14. Bed and Breakfast operations (see section 14-1009).
- 15. Bonding companies
- 16. Book Store.
- 17. Brokerage Companies.
- 18. Candy Store.
- 19. Catering Services. (2851-09/17/1996)
  - a. Not more than twenty percent (20%) of the floor area of the principal and accessory buildings shall occupy such use.
  - b. No external alterations or evidence of such occupations existence shall be visible outside the residence.
  - c. No trucks or service vehicles shall have signs or indication of such occupation or be parked outside the residence.
  - d. Certification by the Hamblen County Health Department shall be required.
  - e. Upon complaint of any neighbor within viewing distance of this residence, a review to show cause shall be conducted by the Board of Zoning Appeals with revocation of the "Use on Review" status being the consideration at hand.
- 20. Cemeteries. (2806-07/18/1995)
- 21. Churches, Synagogues, Temples, and other Places of Worship.
- 22. Convalescent and Nursing Homes.
- 23. Country Clubs and Golf Courses (public or private)
- 24. Delicatessen
- 25. Dentists
- 26. Doctors
- 27. Dog Grooming operation/Kennel operation. (2947-06/02/1998)
- 28. Drug Store/Pharmacies/Apothecaries.
- 29. Dry Cleaning Pick-up Station.
- 30. Engineers.
- 31. Exterminators/Pest Control Agencies.
- 32. Farm and Implement Sales Agencies.
- 33. Feed and Farm Stores.
- 34. Flea Markets (2254-04/07/1982 1 a-e): provided that the overall site plan for such development has been reviewed and approved by the Morristown Planning Commission for the following physical conditions and improvements.
  - a. Adequate ingress and egress which will not create an unsafe or congested traffic condition.
  - b. Sufficient off-street parking to insure all parties, sellers, buyers, etc. will be provided parking spaces.

- c. Adequate restroom facilities to accommodate both male and female persons, with both regular and handicapped fixtures.
  - d. Adequate refuse receptacles and regular refuse maintenance of the area.
  - e. The solution of any site specific problem(s) which may determined by the Commission
35. Florist Shop.
  36. Fruit Market.
  37. Funeral Homes.
  38. Gasoline Service Station/Convenience Stores.
  39. Governmental (or Public) Buildings
  40. Grocery Store.
  42. Hardware Store.
  43. Health Salon.
  44. Hotels.
  45. Human Care Clinics and/or Hospitals.
  46. Ice Cream Store.
  47. Institutions for Medical Education
  48. Insurance Agencies.
  49. Jewelry Store.
  50. Kindergartens and Child Nurseries with more than six (6) pupils
  51. Lawyers.
  52. Light Printing.
  53. Loan Company.
  54. Masseurs.
  55. Meat Market.
  56. Medical Offices.
  57. Methadone Treatment Clinic or Facility provided (scheduled drugs dispensed on-site). (3646-12/03/2019)
    - a. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
    - b. The facility shall be fully licensed/certified by the appropriate regulating state or federal agency, if required;
    - c. If a certificate of need (CON) is required, a copy of the CON application shall be submitted to the Board of Zoning Appeals prior to being heard by the Board. The CON shall be obtained as a condition of final approval; no building permits shall be issued or occupancy be allowed prior to the petitioner receiving the CON and licenses and presenting them to the Planning Department;
    - d. The facility shall be located on properties which abut, adjoin, or physically border a collector or arterial street;
    - e. The petitioner shall provide the Board of Zoning Appeals with information regarding the number of staff to be employed;
    - f. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
    - g. The facility shall post a conspicuous sign stating that no loitering is allowed on the property; and
    - h. Provide the name and phone number of the community relations contact who will respond to complaints
  58. Mini-Storage Rental Warehouse Units.
  59. Monument Sales and Service. (2426-05/13/1985)
  60. Mortuaries.
  61. Motels.

62. News Stand
63. Optometrists.
64. Pain Management Clinic: (3431-02/07/2012)
  - a. For the purposes of this ordinance, a pain management clinic means a privately-owned facility in compliance with the requirements of TCA § 63-1-302 through § 63-1-311 in which a medical doctor, an osteopathic physician, an advanced practice nurse, and/or a physician assistant provides pain management services to patients, a majority of whom are issued a prescription for, or are dispensed opioids, benzodiazepine, barbiturates, or carisoprodol, but not including suboxone, for more than ninety (90) days in a twelve month period.
  - b. This section does not apply to the following facilities as described in TCA § 63-1-302:
    1. A medical or dental school, an osteopathic medical school, a physician assistant program or an outpatient clinic associated with any of the foregoing schools or programs;
    2. Hospital as defined in TCA § 68-11-201, including any outpatient facility or clinic of a hospital;
    3. Hospice services as defined in TCA § 68-11-201;
    4. A nursing home as defined in TCA § 68-11-201;
    5. A facility maintained or operated by the State of Tennessee; or
    6. A hospital or clinic maintained or operated by the federal government.
  - c. Certification. Said facility shall maintain in good standing a certificate in compliance with TCA § 63-1-306 through § 63-1-309.
  - d. Receipts. A pain management clinic, in conformity with TCA § 63-1-310 may accept only a check, credit card or money order in payment for services provided at the clinic, except that a payment may be made in cash for a co-pay, coinsurance or deductible when the remainder of the charge for services is submitted to the patient's insurance plan for reimbursement.
  - e. A site plan of the proposed clinic clearly depicting:
    1. Off-Street Parking and Vehicular Operation. Off-street parking shall be provided for the facility at a rate of one (1) space per two hundred square feet of total clinic floor area and there shall be no cuing of vehicles in the public right-of-way.
    2. Location. The clinic shall not be located within one thousand (1,000) feet, as measured from property line to property line, of any school, day care facility, park, church, residential district, pharmacy or similar facility that sells or dispenses either prescription drugs or over the counter drugs.
    3. Access. The clinic shall be located on property that is adjacent to and has access to a principal arterial street as shown on the Morristown, Tennessee Transportation Plan.
    4. In reviewing each application, the Board of Zoning Appeals may establish additional requirements or conditions of approval to further reduce the impact such facility may have on surrounding properties.
65. Parking Lots and/or Parking Garages.
66. Pawnbroker.
67. Plant and Flower Nurseries (retail and wholesale).
68. Private Clubs.
69. Psychiatrists.
70. Psychologists.
71. Public Parks or other Recreational Facilities
72. Radio Store and/or Repair Shop.
73. Real Estate Agencies.
74. Restaurant
75. Schools (public or private).
76. Shoe Store and/or Repair Shop.
77. Shopping Centers/Malls.
78. Substance Abuse Treatment Facilities. (3646-12/03/2019)

- a. No facility shall allow outdoor seating areas, queues, or customer waiting areas. All activities shall be conducted within the building and adequate indoor waiting areas shall be provided for all patients and business invitees.
  - b. The indoor waiting/seating area shall be open to all patients thirty (30) minutes prior to patients being seen;
  - c. The facility shall post a conspicuous sign stating that no loitering is allowed on the property. A sign shall also be posted stating that no drugs/medications are stored or distributed on property; and
  - d. Provide name and phone number of the community relations contact who will respond to complaints.
79. Tailor Shop.
  80. Television Store and/or Repair Shop.
  81. Theater.
  82. Trailer Sales Agency.
  83. Truck Sales Agency.
  84. Trust Companies.
  85. Uniform Specialty Shops.
  86. Upholstery Shops. (2240-10/07/1980)
  87. Variety Store.
  88. Welding Supply. (2426-05/13/1985)
  89. Wholesale and Distributing Centers not involving over 5,000 square feet for storage of wares to be wholesaled or distributed, nor the use of any delivery vehicle rated at more than 1-1/2 ton capacity, nor a total of more than five (5) delivery articles.

#### 14-1204. DEPTH OF FRONT YARD

1. In the case of a lot where the front line is across a street from a Residential District, any principal building shall be located no nearer than fifty (50) feet to the front lot line.
2. Any principal building on any lot shall be located no nearer than thirty-five (35) feet to the front lot line, in cases other than that set forth above in subsection (1).

#### 14-1205. DEPTH OF REAR YARD

Any principal building on any lot shall be located no nearer than twenty (20) feet to the rear lot line.

#### 14-1206. DEPTH OF SIDE YARDS

1. In the case of a lot where the side lot line coincides with the lot line of a lot in a residential district, any principal building shall set back from said lot line in accordance with the provisions governing width of side yards in the residential district.
2. In the case of a lot where the side lot line coincides with a right-of-way line of an alley, any principal building shall be located no nearer than five (5) feet to said side lot line.
3. Any principal building on any lot shall be located no nearer than ten (10) feet to the side lot line, in cases other than those as set forth above in subsections 1 and 2.

14-1207. BUILDING AREA

The principal building and accessory buildings on any lot shall not cover more than fifty (50) percent of the total area of said lot.

14-1208. BUILDING HEIGHT

Buildings shall not exceed four (4) stories or forty-five (45) feet in height.