

CHAPTER 2.14

LIGHT INDUSTRIAL DISTRICT "F" REGULATIONS

SECTION

- 14-2.1401. Scope.
- 14-2.1402. Uses permitted.
- 14-2.1403. Uses permitted as special exceptions.
- 14-2.1404. Height of building.
- 14-2.1405. Area regulations.

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 sleeping unit as quarters for a watchman, caretaker or custodian on the premises, whereby only one (1) such unit is permissible for principle uses associated with operations having security and monitoring needs, and where:

- a. The unit is so situated on the premises such that its location does not interfere with the intent and business harmony of the principle uses purpose;
- b. Signage is displayed 24/7/365 by permanently affixing adjacent to or directly on the entrance door identification of the unit as a watchman, caretaker or custodian quarters; and,
- c. The principle use owner is in good standing with the City of Alcoa by filing an application annually each January, to include payment of an annual fee in the amount of \$150.00, for issuance of an annual permit after first passing an annual safety inspection to be performed jointly by the Chief Building Official and Fire Marshall, or their designees. (as amended by Ord. #22-555, August 2022)

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. Height of building. No building shall exceed one hundred and fifty (150) feet in height. However, when a building exceeds a height of fifty (50) feet and is visible from a public right-of-way, the following provisions for exterior building design shall apply:

a. All walls adjoining areas dedicated for office or similar types of uses shall have a glass area of all exterior windows calculated to total a minimum of five percent (5%) of the total wall area; and,

b. Wall planes shall be staggered by occasional changes in surface planes and changes of materials, colors or architectural accents to reduce a monolithic “box” appearance. Flat roofs, or similar roof designs, shall have projecting parapet walls constructed at a sufficient height to properly screen mechanical equipment.

The above exterior building design provisions shall not apply to structures as set forth under Section 14-2.2503, Exceptions to height limits, Sub-chapter 2.25, Exceptions and Modifications, “Chapter 2”, *Zoning Ordinance*, Title 14, of the Alcoa Municipal Code, as may be revised from time to time. (Ord. #338, as amended by Ord. #20-502, July 2020 and #20-505, October 2020)

14-2.1405. Area regulations.

(1) **Front yard.** Buildings shall be located no closer than thirty-five (35) from the front lot line, except when adjacent to 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, except when adjacent to any residential district. In such case, a building shall be located no closer than fifty (50) feet from the side lot line.

(3) **Rear yard.** Buildings shall be located no closer than twenty (20) feet from any rear lot line, except when adjacent to any residential district. In such case, a building shall be located no closer than fifty (50) feet from the rear lot line.

(4) **Lot coverage.** There shall be a maximum lot coverage/total impervious surface area of not more than 70 percent.

(5) **Lot size.** There shall be a minimum lot size of not less than one (1) acre.

(6) **Buffer strip.** Wherever a side or rear lot line abuts a residential and/or open space/park zoning district, there shall be a minimum buffer strip of 50 feet in width established to minimize the visual impact of the development and provide a certain transition between intensity of land uses allowed by this zone. The buffer strip shall be appropriately landscaped by use of berms and grass, trees, shrubs, or other appropriate plants and materials, with existing mature vegetation to be preserved, and include the following restrictions:

a. No buildings, parking stalls or internal circulation drives, with exception of recreational walking trails and/or other similar park features, shall be located within a buffer strip; and,

b. No detention basins measured from top-of-slope to top-of-slope, and associated structures, shall be located within a buffer strip. However, bioswales and/or other similar stormwater management systems designed to incorporate vegetative coverage may be permitted when approved by the city's engineering staff.

The planning commission shall make additional determinations concerning the need to establish a minimum buffer between the intensity of land uses allowed by this zone and any adjacent non-residential zones abutting a side or rear lot line. Where it has been determined that a buffer strip is to be provided, the area shall be a minimum of 25 feet in width. Any determination to incorporate a buffer strip shall be made as part of the review and approval of a site plan/development plan. The determination shall consider the potential for noise or odors and whether the abutting area is to be used for outdoor storage or display, and loading/unloading. (Ord. #338, as amended by Ord. #20-502, July 2020)