

Zoning Plan: Rezoning Requests and/or Zoning Text Amendments
SULLIVAN COUNTY COMMISSION PUBLIC HEARING MEETING

April 9, 2026 - Zoning Hearing Session

RESOLUTION #1 - To Consider the following zoning amendments (map or text) as reviewed by the Regional Planning Commission.

Motion by: Calton Seconded by: Hayes

Order of Cases	Date of Application	Applicant's Name	Neighbor Opposition	Staff's Recommendation	Planning Commission's Recommendation	Regional Planning Commission Jurisdiction	Current Zoning District	Requested Zoning District	Civil District	Commissioner District
1	12/19/2025	Gary Carrier & Matt Holden	No	Yes	Yes	Bristol	R-1	R-3	4	4
2	N/A	ZTA: PMD-3 District	No	Yes	Yes - All Three	Sullivan, Kingsport, Bristol				
Voting Summary:										
		Name	Case	Yes	No	Pass / Absain	Absent	Pass (Yes or No)		
		Gary Carrier & Matt Holden	1	20			4	YES		
		ZTA: PMD-3 District	2					DEFERRED		
		Akard made a motion to defer Case #2 to the								
		May 14, 2026 Work Session - 2nd by Locke								
		Motion approved 20 Yes, 4 Absent								
Footnote:		- ZTA : Zoning Text Amendment -Rec: Reccommendation * Completed Application is when all information is signed, fee has been paid and no outstanding documents needed. Date of Application is when the applicant initially files								

Case #1

R-1 to R-#

Low Density/Single-Family Residential District to
Manufactured Residential Dwelling Park District for the
purpose of operating and expanding a mobile home park
. Tax Map 068, Parcel 025.00

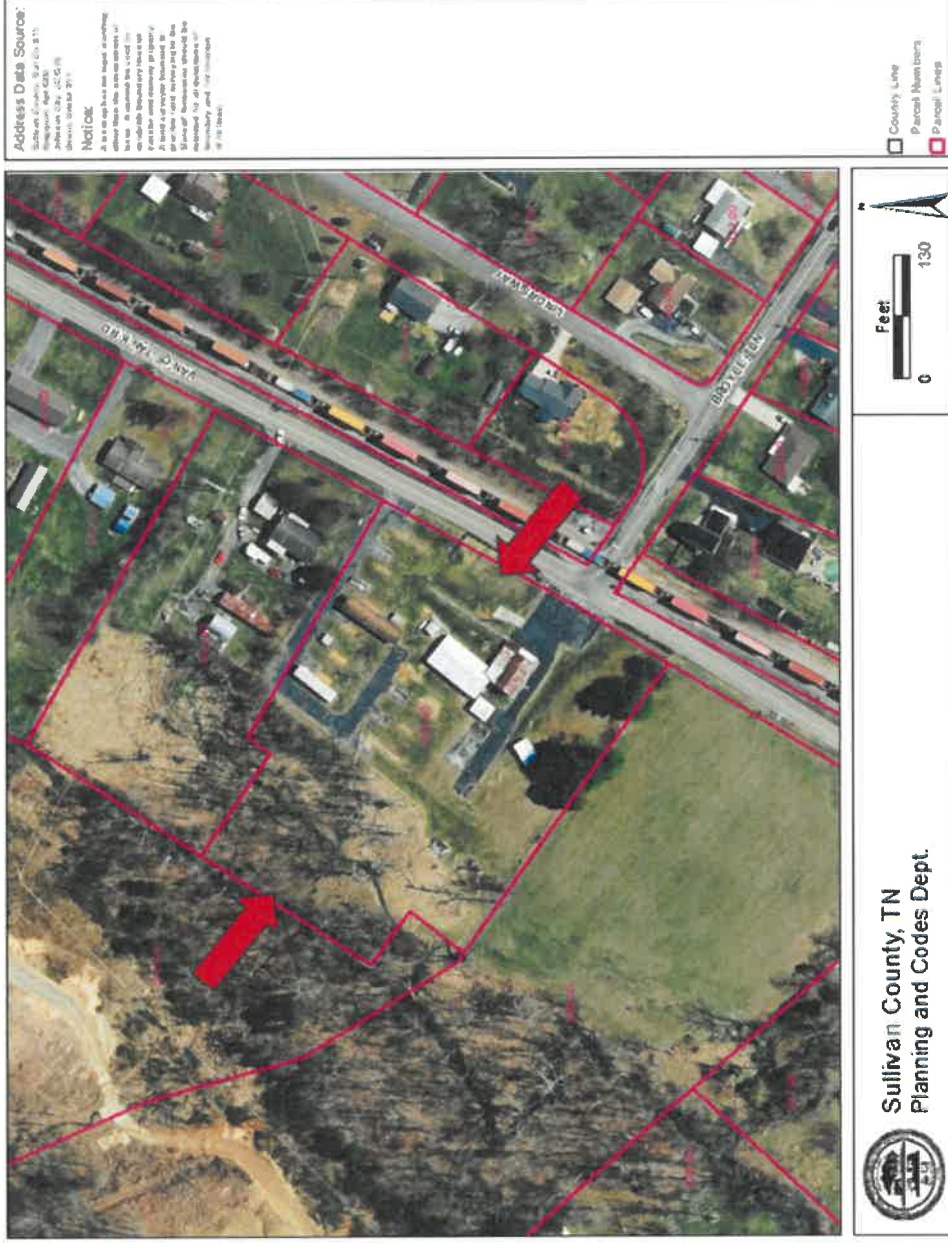
for Gary Carrier & Matt Holden

Bristol Planning Commission
voted to send a favorable recommendation
to the County Commission

1840 Vance Tank Road, Bristol

Civil District 4th
Commission District 4th
(Cole, Crosswhite, Leonard)

Approved 20 Yes, 4 Absent



Sullivan County Rezoning Recommendation



SUMMARY

<p>Owner/Applicant: Gary Carrier and Matt Holder</p> <p>Location: 1840 Vance Tank Rd</p> <p>Tax Map (TM): Sullivan County TM 068, Parcel 025.00</p> <p>Acreeage: Approximately 2.64 acres</p> <p>Zoning: R-1</p>	<p>Request: Rezone (within UGB) from R-1 to R-3</p> <p>Recent Land Use: Mobile Home Park</p> <p>Future Land Use: Mobile Home Park</p> <p>Water Service: South Fork Utility District</p>	<p>Sanitary Sewer Service: City of Bristol</p> <p>Public Notification: The notification process is handled by Sullivan County. The sign is on the property.</p> <p>Public Comments: <u>None</u> as of the writing of this report</p> <p>Planner: Heather Moore</p>
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BACKGROUND

The property owners, Gary Carrier and Matt Holder, have requested that a property identified as Sullivan County Tax Map 68, Parcel 25.50, be rezoned from Sullivan County, R-1 (Low Density/Single-Family Residential District) to Sullivan County, R-3 (Manufactured Residential Dwelling Park District). The 2.64-acre parcel is located on the north side of Vance Tank Road across from Broyles Lane, in Sullivan County, Tennessee in Bristol’s Urban Growth Boundary. The rezoning application lists a purpose for the rezoning which states “Mobile Home Park.” The property is currently occupied by two (2) mobile homes and outbuildings according to Tennessee Property Assessment Data.

State law requires the Bristol Tennessee Municipal-Regional Planning Commission to provide a recommendation on the proposed rezoning because the property is located within the city’s Urban Growth Boundary. The recommendation will be forwarded to the Sullivan County Commission for final action on March 12, 2026.



View from Vance Tank Road



View from Vance Tank Road

PREVIOUS ACTIONS

This is the first application for the subject property for the city's review.

SPECIFICATIONS

General

The land slopes downwards from the front property line along Vance Tank Road. Part of the site lies in a Special Flood Hazard Area. The following map shows the Special Flood Hazard Area and includes contour lines at 20-foot intervals.



The Public Works Division reviewed the site, and had the following guidance for future development:

1. Sanitary sewer is available to this parcel.

The property is in South Fork Utility District.

Zoning and Land Use

The zoning of the subject property, surrounding parcels, and existing land uses are on the next page.



	Existing Zoning	Existing Land Use
Subject Property	Sullivan County, R-1 (Low Density/Single-Family Residential District)	Mobile Homes
North	Sullivan County A-1 (General Agricultural/Estate Residential District)	Vacant
South	Sullivan County R-1 (Low Density/Single-Family Residential District)	Across Vance Tank Road, Norfolk Southern Railroad
East	Sullivan County R-2 (Medium Density/ Residential)	Mobile Home Salvage
West	Sullivan County R-1 (Low Density/Single-Family Residential District)	Vacant

Land Use Plan and Policy

The Land Use Map indicates that the site will be developed as low density residential.



REVIEW/APPROVAL PROCESS – NEXT STEPS

Staff will communicate the Bristol Municipal Regional Planning Commission’s recommendation to the Sullivan County Commission. The Sullivan County Commission is scheduled to hear this request on March 12, 2026.

Heather Moore, AICP
Land Use Planner

Sullivan County R-3 District

8. **R-3, Manufactured Residential Dwelling Park District** - The R-3 Districts are designed to provide suitable areas for manufactured home parks where sufficient urban facilities, **specifically including public water service, public sewer service and transportation systems adequate to accommodate these higher population densities** as specifically reviewed and approved by the Regional Planning Commission. These districts also permit community facilities, public utilities, and open uses which serve specifically the residents of these districts, or that are benefited by an urban residential environment without creating objectionable or undesirable influences upon residential developments. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except that uses on review, supplemental provisions, and home occupations specifically provided by these regulations for these districts shall be considered as not having such characteristics if they otherwise conform to the provisions of this resolution.

**TABLE 3-102A
USES AND STRUCTURES ALLOWABLE WITHIN
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

PRINCIPAL USES AND ACTIVITIES	A-5 A-2 Or A-1	AR A-RV or RRC	R-1	R-2 R-2A	R-3A R-3B	R-3
I. RESIDENTIAL ACTIVITIES						
A. Permanent						
1. Single-Family Detached Dwelling	P	P	P	P	P/P	P
2. Duplex Dwelling	X	X	X	P	P / X	X
3. Single-Family Attached (condominiums/PUD)	X	X	X	X	SUP*	SUP
4. Multi-Family (apartments and townhouses)	X	X	X	X	SUP/X	SUP
5. Manufactured Home (singlewide mobile home)	Farm /P	P	X	P/X	X	P
6. Manufactured Home Park (2 or more singlewides)	X	X	X	X	X	PC
7. Open Space Residential Development Plan	X / PC/PC	PC	PC	PC	PC	X
<i>* R-3B Districts shall only allow single-family attached and single-family detached homes on an owner-occupied basis.</i>						
B. Semi-Transient						
1. Lodge/Cabin	X	X (RRC only)	X	X	X	X
2. Boarding House	X	X	X	X	X	X
II. COMMUNITY FACILITIES ACTIVITIES						
A. Administrative Services						
1. Government Offices	P	P	P	P	P	P
2. Civil Defense Facilities	P	P	P	P	P	P
3. Court Buildings	P	P	P	P	P	P
4. Fire Department Facilities	P	P	P	P	P	P
5. Police Department Facilities	P	P	P	P	P	P
6. Post Offices	P	P	P	P	P	P
B. Childcare Facilities (5 or more unrelated children)						
1. Childcare Center (13+)	X	X	X	X	PC	X
2. Family Childcare Home (5-7 -see accessory use)	X	SUP	X	SUP	SUP	X
3. Group Childcare Home (8-12, accessory use)	X	SUP	X	X	X	X
C. Community Assembly						
1. Civic, Social, Fraternal and Philanthropic	SUP	SUP	BZA	BZA	BZA	SUP
2. Private (nonprofit) Clubs, Lodges, Meeting Halls, and Community Centers	SUP	SUP	BZA	BZA	BZA	SUP
D. Cultural and Recreational Services <i>Amended 09 17 07</i> <i>(This section applies to all community services and centers that are non-commercial and owned/managed by a governmental entity, religious or other Not-For-Profit agency/HOA)</i>						
1. Art Galleries (noncommercial)	X	X	X	X	X	X
2. Athletic Associations	X	X	X	X	X	X
3. Libraries (Public/Non-Profit)	P	P	P	P	P	X
4. Museums	P	P	X	X	X	X
5. Parks, Playgrounds and Playfields	SUP	SUP	SUP	SUP	SUP	X
6. Planetariums and Aquariums	SUP	SUP	X	X	X	X
7. Recreation Centers and Gymnasiums (nonprofit)	X	P	X	X	X	X
8. Campgrounds (non-profit)	X	PC	X	X	X	X
9. Swimming Pools, Marinas, and Beaches	SUP	SUP	SUP	SUP	SUP	SUP
10. Yachting Clubs (private)	SUP	SUP	SUP	SUP	SUP	X
11. Zoological and Botanical Gardens (noncommercial)	SUP	SUP	SU P	X	X	X
12. Other Light Recreational Seasonal Uses	X/SUP	SUP in AR only	X	X	X	X
E. Educational Facilities						
1. Public, Parochial and Private Kindergartens, Primary and Secondary Schools	P	P	P	P	P	P

USES Cont.	A-5 & A-2 / A-1	AR / A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
F. Essential Public Transport, Utility and Communication						
1. Electrical and Gas Distribution Lines	P	P	P	P	P	P
2. Pumping Facilities for Water and Sewer Systems	P	P	P	P	P	P
3. Rights-of-Way for All Modes of Transportation	P	P	P	P	P	P
4. Sewage Collection Lines	P	P	P	P	P	P
G. Extensive Impact Facilities - Limited						
1. Airports, Air Cargo Terminals, Heliports, Helistops and Any Other Aeronautical Device (A-1 and AR only)	X/PC	PC	X	X	X	X
H. Health Care Facilities						
1. Center for Observation and Rehabilitation	X	X	X	X	X	X
2. Hospitals	X	X	X	X	X	X
3. Medical Clinics	X	X	X	X	X	X
I. Intermediate Impact Facilities - Limited						
1. Cemeteries, Columbarium and Mausoleums	P	P	P	P	P	P
2. Colleges, Junior Colleges and Universities (excluding for profit business & technical schools)	X	X	X	X	X	X
3. Marinas and Yacht Clubs (non-profit)	X	X	X	X	X	X
4. Electrical & Gas Substations (excluding Solar/Wind Farms as amended on 02/17/2022)	SUP	SUP	SUP	SUP	SUP	SUP
5. Golf Courses	PC	PC	PC	PC	PC	X
6. Major Mail Processing Centers	X	X	X	X	X	X
7. Radio, Telephone and Television Towers and Telecommunication Transmission Facilities	PC	PC	PC	PC	PC	PC
8. Water Storage Tanks and Facilities	P	P	P	P	P	P
J. Religious Assembly Facilities						
1. Chapels, Churches, Convents, Monasteries, Sanctuaries, Synagogues, Temples and other religious accessory facilities	SUP	SUP	SUP	SUP	SUP	SUP
III. Commercial/Recreational - Limited – Amended 09/17/07						
A. Group Assembly and Commercial Outdoor Recreational Facilities – Limited Uses						
1. Commercial Campgrounds – RVs, Cabins, Campsites SUBJECT to APPENDIX D – By Type	X	PC	X	X	X	X
2. Commercial/Private Golf Courses and accessory uses	P	P	P	P	P	P
3. Commercial Boat Docks, Marinas, and Accessory Boat Rental	X	PC	X	X	X	X
B. Recreational Sport Shooting Range Facilities Indoor and Outdoor Amended 03/15/10 (AR zone only)	X	PC/XX	X	X	X	X

USES Cont.	DISTRICTS					
	A-5/A-2 A-1	AR/ ARV/RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
K. Special Institutional Care Facilities						
1. Detention and/or Correctional Institutions	X	X	X	X	X	X
2. Drug and Alcohol Rehabilitation Facilities	X	X	X	X	X	X
3. Institutional Care Facilities (including all types of asylums for the psychotic or insane)	X	X	X	X	X	X
4. Half-way Houses (serving convicted felons and substance abusers)	X	X	X	X	X	X
L. Special Personal and Group Care Facilities						
1. Assisted Living Facilities for Elderly or Handicapped Persons	X	SUP	X	X	SUP	SUP
2. Convalescent Homes	X	SUP	X	X	X	X
3. Day Care Facilities for Elderly Persons	X	SUP	X	X	X	X
4. Family Care Facilities (5 to 7 unrelated adults)	X	SUP	X	SUP	SUP	SUP
5. Group Care Facilities (8 to 12 unrelated adults)	X	SUP	X	X	X	X
6. Nursing Homes	X	X	X	X	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agriculture – General						
	P	P	P	P	P	P
B. Agriculture – Intensive						
	P	P	X	X	X	X
C. Agricultural Services						
1. Crop Drying, Storage and Processing Services	P	P	P	P	P	P
2. Crop Planting, Cultivation and Protection Services	P	P	P	P	P	P
3. Horticultural Services	P	P	P	P	P	P
4. Livery Stables and Horse Boarding Services	P	P	P	P	P	P
4. Soil Preparation Services	P	P	P	P	P	P
5. Veterinary Services for Livestock	P	P	X	X	X	X
D. Mining and Quarrying						
1. Borrow Pits Involving Soil Extraction and Off-Site Use	X	X	X	X	X	X
2. Chemical Fertilizer and Non-metallic Mineral Mining	X	X	X	X	X	X
3. Clay, Ceramic and Refractory Materials Mining	X	X	X	X	X	X
4. Coal Mining	X	X	X	X	X	X
5. Crude petroleum and Natural Gas Production	X	X	X	X	X	X
6. Metal Ore and Mineral Mining	X	X	X	X	X	X
7. Sand and Gravel Quarrying	X	X	X	X	X	X
8. Stone Quarrying	X	X	X	X	X	X
E. Plant and Forest Nurseries						
1. Forest Nursery	P	P	P	P	P	P
2. Landscape/Accessory Hardscape/Aquascape Business	SUP	P	X	X	X	X
3. Plant Nursery – Wholesale/Accessory Retail	P	P	P	P	P	P
4. Sod Farming	P	P	P	P	P	P

USES Cont. (Amended 03 16 2023)	DISTRICTS					
	A-5/A-2 A-1	AR / A-RV / RRC	R-1	R-2/R-2A	R-3A/R-3B	R-3
ACCESSORY USES AND ACTIVITIES						
Accessory Apartment (amended 2018)	SUP	SUP	SUP	SUP	X	X
Accessory Cargo Shipping Containers (Adaptive Reuse of Steel)	X/X/BZA*	X	X	X	X	X
Accessory Forest Operations	PC	PC	X	X	X	X
Accessory Plant Raising and Animal Care	P	P	SUP	SUP	SUP	SUP
Bed and Breakfast Homestay (Home Occupation – 1 to 3 rooms)	BZA	BZA	X	X	BZA	X
Bed and Breakfast Inn (4 to 12 rooms)	BZA	BZA	X	X	BZA	X
Columbarium/Mausoleum	SUP	SUP	X	X	X	X
Farm Employee Housing	SUP	SUP	X	X	X	X
Family Childcare Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	SUP	SUP	X
Group Childcare Facility (Major Home Occ./Accessory Use)	SUP	SUP	X	X	X	X
Home Occupations (Minor) see appendix B-105.1	SUP	SUP	SUP	SUP	SUP	SUP
Home Occupations (Major) see appendix B-105.1	BZA	BZA	BZA	X	X	X
In-Home Day Care (Minor Home Occupation – less than 4 unrelated children)	SUP	SUP	SUP	SUP	SUP	SUP
Off-Street Parking (depends on road classification and HOA's)	X	P	P	P	P	P
Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
Private Recreation Facilities	P	P	P	P	P	P
Special Public Events on Private Property	BZA	BZA	BZA	BZA	X	X
KEY TO INTERPRETING USE CLASSIFICATIONS						
X = Specifically not permitted. P = Use Permitted by Right Within the District. SUP = Principal Use Permitted with Supplemental Provisions.						
BZA = Subject to approval by the Board of Zoning Appeals PC = subject to the Regional Planning Commission approval of site plan.						
* See Supplemental Design Guidelines In Appendix B-105.2 #7 as amended on 05/16/2011						

3-103 BULK REGULATIONS

3-103.1 General - The minimum lot dimensions, maximum lot coverage, maximum density, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base agricultural or residential district shall be as indicated in TABLE 3-103A, (Bulk Regulations for Agricultural and Residential Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations, such as the Open Space Residential Development provisions, may be specified in this article or other articles of this zoning resolution.

3-103.2 Lot Area

- Basic Requirement** - Within the various agricultural and residential districts, the minimum horizontal area of a lot shall not be less than that indicated TABLE 3-103A, or in the case of multi-family dwellings situated on the same lot, which required by TABLE 3-103B. The minimum lot size is calculated by the buildable area, excluding pipe-stem or flag lot areas or areas within the designated floodway.
- Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots-of-record, shall be reduced in area so that yards, lot area per dwelling unit, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose such as public utility stations, etc.

3-103.3 Lot Dimensions

- Basic Requirement** - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the minimum dimensional requirements indicated in TABLE 3-103B, unless, otherwise, provided in the preliminary development plan of a planned unit development or OSRD plan as approved.

**TABLE 3-103A
MINIMUM LOT SIZES FOR
AGRICULTURAL AND RESIDENTIAL DISTRICTS**

ZONE DISTRICT	MINIMUM LOT SIZE
I. A-5 & A-2, Rural Agricultural/Residential	
A. A-5 (1 dwelling unit per 5 acres) <i>(Added 02/20/2020)</i>	5 acres
B. A-2 (1 dwelling unit per 2 acres)	2 acres
II. A-1, General Agricultural – Estate Residential Districts	
A. All Lots Served by Public Water Supply (1 dwelling unit per acre)	1 acre
B. All Lots Served by Private Water Supply – min. per dwelling	1 acre
III. AR/A-RV/ RRC – Agricultural/Residential/Light Recreation Districts – Amended 09/17/07 & 10/20/2022	
A. Rural Residential/Recreational Lots Served by Public Water (1 dwelling unit/20,000)	20,000 sq. ft.
B. Residential Lots on Private Water Supply (well or spring)	1 acre
IV. R-1, Low Density Residential District (1 dwelling unit per lot size)	
A. Lots Served by Public Water Supply and Public Sewer	15,000 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer (SSDS/septic system)	1 acre per unit
V. R-2/R-2A, Medium Density Residential (1 dwelling unit per lot size)	
A. Lots Served by Public Water / Public Sewer (minimum size for first unit on sewer)	10,000 sq. ft.
B. Lots Served by Public Water Supply / Private Sewer (SSDS/septic) / (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply/Private Sewer (SSDS/Septic (min. for each unit)	1 acre per unit
D. Additional Required Area for Multi-Family Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	7,500 sq. ft. per unit
VI. R-3A and R-3B Residential Districts	
A. Lots Served by Public Water /Public Sewer (minimum size for first unit)	7,500 sq. ft.
B. Lots Served by Public Water Supply and Private Sewer (SSDS/septic)/ (per unit)	20,000 sq. ft.
C. Lots Served by Private Water Supply and Private Sewer/Septic (min for each unit)	1 acre per unit
D. Additional Required Area for Multi-family or Planned Development Served by Public Water Supply and Public Sewer (2 nd and each additional unit)	5,000 sq. ft per unit
VII. R-3, Manufactured Home Park - requires public water and public sewer	
A. All Lots (minimum park gross area)	3 acres
B. Individual Manufactured Dwelling Site (Mobile Home Pad)	See Article 3-104.2
NOTES:	
(1) In all residential and agricultural districts, the property owner has the right to utilize the Open Space Residential Development (OSRD) provisions as provided herein subject to a minimum acreage size of entire development.	
(2) The sizes of lots may be increased due to soil percolation/type regarding subsurface sewage disposal systems (SSDS also known as septic tank systems), by the Tennessee Department of Environment & Conservation, Division of Ground Water Protection – County Field Office.	
(3) Lots size requirements may vary for religious facilities and other non-residential uses, see Appendix B.	
*** AR/A-RV/RRC Lots approved for Recreational Developments per Appendix D, shall be a minimum of three (3) acres	

2. **Lot Width** - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 3-103B, or, otherwise, specified in this resolution.
3. **Lot Frontage** - All lots shall conform to Article VIII, Section 8-101.4 of the General Operational Performance Standards.
4. **Maximum Permitted Lot Coverage** - The maximum zone lot coverage by all buildings, principal and accessory in these residential districts, shall not, except OSRD planned developments as provided in Subsection 3-104.3, exceed the percentage of the total area of the zone lot indicated in TABLE 3-103B. *(Amended August 15, 2005 – no lot coverage required for principal dwelling structures).*

**TABLE 3-103B
BULK REGULATIONS FOR AGRICULTURAL AND RESIDENTIAL DISTRICTS**

	DISTRICT						
	A-6 or A-2	A-1	AR / A-RV / RRC ***	R-1	R-2/R-2A & for single-family detached in R-3A/R-3B#	R-3A/R-3B For multi-family or single-family attached#	R-3 For Mobile Home Parks or Multi-Family
II. Minimum Lot Width in Feet (Measured at the Building Setback Line)	200	100	100	80	60	60	80
III. Maximum Lot Coverage by the Principal Structure / Building (As a Percent of Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
IV. Maximum Lot Coverage by the Accessory Structure*(%)	10%	10%	10%	10%	10%	10%	10%
V. Maximum Height for Residential Structures* (unless approved by the local fire department to be higher)	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet	3 stories or 50 feet
VI. Minimum Yard Setbacks (In Feet)							
1. Front (08/10/2023)	30	30	30	30	30	30**	30**
2. Side	30	12	12	12	10	20**	30**
3. Rear	30	30	30	30	20	30**	30**
4. Corner Side (additional road frontage)	30	30	30	30	20	30**	30**
NOTES:							
*Setbacks Not Applicable to Agricultural Buildings and Structures			<i>Under the Open Space Residential Development alternative plan, the overall lot coverage of the principal building may be greater, the side and rear setbacks can be reduced and the lot size can be reduced, as long as the overall yield density of the entire master plan is no greater than that allowed under conventional densities for the applicable zoning district. Most other bulk requirements shall apply.</i>				
**See Section 3-104 for Provisions Applicable to Multi-Family Dwellings and/or Planned Developments and Manufactured Home Parks. Other setbacks may be required per Supplemental Provisions on non-residential uses (see appendix)							
*** A-RV and RRC have the same setbacks as the R-3 Zoning District per Appendix D (amended 10/20/2022)			<i>#Amendment to setbacks in high-density zones made on August 15, 2005 to differentiate between detached single-family lots and attached single or multi-family dwellings within a planned development. Greater setbacks required for attached dwellings, such as townhouses and apartment complexes. Single family detached on individual lots in R-3, R-3A, or R-3B Districts shall use R-2/R-2A Setbacks. Multifamily and Mobile home parks shall have a perimeter setback of 30' on all sides.</i>				

3-103.5 Height Regulations

1. **Basic Requirements** - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, exceed that set forth for the various districts in TABLE 3-103B.
2. **General Exception to Height Regulations** - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, telecommunication towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy. Nor does this provision apply to barns, or other buildings and structures utilized for agricultural purposes and not intended for human occupancy.

3-103.6 Yard Regulations

1. **Minimum Width or Depth** - Yards having the minimum width or depth set forth for the various districts in TABLE 3-103B, shall be provided on all lots
2. **Permitted Structures in Yards and Customary Residential Accessory Structures** - In all agricultural and residential districts, the following shall not be considered obstructions when located within any yard except that these items shall comply with Subpart 3, of this section, (Obstructions Prohibited at Street Intersections).
 - a. **In Any Yard:**
 - ◆ Arbors and trellises not attached to the principal structure or accessory structure.
 - ◆ Driveways subject to other specific provisions of this resolution related directly thereto.
 - ◆ Flagpoles having only one structural ground member.

- ◆ Fountains.
 - ◆ Mailboxes.
 - ◆ Open terraces, including natural plant landscaping, not including decks (decks are subject to principal structure setbacks).
 - ◆ Pet enclosures less than one hundred (100) square feet.
 - ◆ Sculpture or other similar objects of art, which do not advertise any business or service.
 - ◆ Street furniture such as, but not limited to, benches, drinking fountains, trash receptacles, ashtrays, or light standards.
 - ◆ Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
 - ◆ Vents necessary for use of fallout shelters constructed below grade of such yards but excluding all other parts of such shelters.
 - ◆ Privacy walls, or fences not exceeding eight (8) feet in height measured from finish grade level and not roofed or structurally part of a building. *(amended 09.15.2022)*
- b. In Any Rear Yard: - There shall be a minimum setback requirement of (8) eight feet for all detached accessory structures including those that do not require a building permit such as:
- ◆ Clothes Poles or clotheslines.
 - ◆ Private playground sets, swings/Recreational equipment.
 - ◆ Small sheds or dog kennels
- c. Customary Residential Accessory Structures provided such structures comply with the following criteria:
- i. Structures placed in the rear yard behind the principal structure shall be setback a minimum of (8) eight feet from the sides and rear property line to avoid any utility and drainage easements (refer to survey or plat).
 - ii. Structures placed in the side yard, (to the side of the residence) shall meet the minimum principal building setback requirements for that particular zone in order to avoid any utility and drainage easements and to allow proper separation between neighboring structures.
 - iii. If in the opinion of the Building Commissioner the structure cannot be located in the rear or side yards due to topographical constraints pursuant to Article XII, the Building Commissioner may allow such structure to be placed in the front yard with minimum building setbacks applicable for that particular zone, as required for the principal structure.
 - iv. The total maximum area coverage of all residential accessory structures cannot exceed five (5%) percent of the total parcel (lot/tract) acreage *(Amended 03/14/2024)*.
 - v. Prior to issuance of a permit, the property owner shall sign a statement affirming that the use of such structure is and will remain in compliance with the applicable zone.
 - vi. All structures less than 120 square feet and not having a fixed base to the ground shall require no permit but shall adhere to the minimum setbacks and location as required above *(amended on 12/19/2011 to comply with the 2006 IRC)*
 - vii. All structures, regardless of size or permit requirement, shall conform to the above setback and use restrictions.
 - viii. For Planned Developments such as: patio homes, condominium, townhouse, mobile home park, apartment complexes, campgrounds, and cabin developments, see Supplemental Regulations by district.
3. Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, access point, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet distance from the intersection of the street lines and measured along said street lines (see illustration in Appendix C). In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear vision of the corner is for vehicular traffic approaching the intersection.
4. Special Conditions Affecting Yards
- a. Front Yards to be Measured from Street Rights-Of-Way - For the purposes of providing adequate space for the future widening of streets, safety for occupants of structures, vehicular glare and noise reduction and sight visibility for vehicular traffic, required front yards shall be determined by the rights-of-way as

shown on the latest official major thoroughfare plan. For clarification, please consult with the Sullivan County Highway Commissioner and/or a representative from the Tennessee Department of Transportation (TDOT).

- b. Rear Yard Setback for Double-Frontage Lots –The minimum required width of a rear yard abutting a street shall be the same as the front yard setback.
 - c. Special Yard Requirements for Corner Lots - The minimum required width of a side yard abutting a street shall be the same as the front yard requirements.
 - d. Special Provisions for Yard Setbacks on Lots-of-Record with Legal but Non-Conforming Dwelling -
 - As approved by the Building Commissioner, any alteration, addition or construction of a dwelling on a lot-of-record ("Grandfathered in") shall extend no closer to the street which abuts the designated front yard than the average of the distances of the dwellings located within one hundred (100) feet on each side of the lot-of-record whereon the alteration, addition or construction is to occur; provided that no building shall be required to setback more than twice the minimum front yard applicable within the residential district. *(amended 05/19/2022)*
 - The average yard requirement shall not prohibit alterations or additions to an existing dwelling, which has irregular walls provided said alteration or addition extends no closer to the street or other property line than the existing closest wall to the street, side or rear property line.
 - The BZA shall have jurisdiction to vary from this strict application upon property where such provision would create an undue hardship. (See Article XII, variance application).
5. One Principal Building – There shall be no more than one principal structure and its customary and incidental accessory structures on any lot or parcel of land, unless otherwise specifically permitted in this chapter or unless a development plan is approved by the Planning Commission as provided in this chapter. *(amended July 21, 2008)* Accessory Dwelling Units may be permitted— see Supplemental Regulations in Appendix B for Accessory Dwelling Units *(amended October 18, 2018)*.

3-104 SUPPLEMENTAL DESIGN PROVISIONS

3-104.1 Development Standards for Multi-Family Dwellings or Single-Family-Attached Dwellings (apartments, townhouse-patio, townhouse-apartment and/or condominium developments)

1. Purpose - The special provisions set forth herein are intended to provide design criteria for multi-family dwellings when located within two (2) or more buildings on a zone lot or portion of a zone lot. It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by Planning and Zoning Department review of the Site Plan required for all such development. Provided, however, that in any instance where this use is located within a planned unit development this requirement may be fulfilled by submission of the plans required by Article XII, Subsection 12-102.3.
2. Site Plan Required - A Site Plan containing the information required by the provisions of Article XII, Subsection 12-102.3, Subpart 2, shall be prepared and submitted to the Planning and Zoning Department for its review and approval.
3. Design Criteria, General - It is the intent that multi-family dwellings where they are permitted:
 - a. May be appropriately intermingled with other types of housing;
 - b. Shall not contain more than twelve (12) dwelling units per floor on a single unbroken frontage; and
 - c. Shall constitute groupings making efficient, economical, comfortable, and convenient use of land and open space, and serving the public purposes of zoning by means alternative to conventional arrangements of yards and buildable areas.
4. Design Criteria, Detailed
 - a. Each dwelling unit shall be provided with reasonable visual and acoustical privacy.
 - b. Paved pedestrian walkways shall be provided for convenient and safe access to all living units from the streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.

- c. The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features. Prior to any site clearing or development activity the developer shall submit a landscape plan along with the site development plan. Where necessary to provide both internal and external privacy and to screen out objectionable features such as noise or automobile lights, additional new plant material may be required.
 - d. An adequate amenity package for occupants of the apartment shall be provided. The amenity package shall as a minimum include the following:
 - (1) Exterior sitting areas. All such sites shall be suitably landscaped to enhance their intended function.
 - (2) Play lots and/or playgrounds with a total minimum area of one hundred (100) square feet per bedroom. These areas shall be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. The individual pieces of playground equipment shall be specified on the site plan. All recreational equipment provided should be durable commercial grade equipment, which shall meet all Consumer Product Safety Commission Safety Guidelines, as well as the ASTM F1487-93, Public Use Playground Standard. Paved pedestrian walks linking individual buildings to the recreational facility shall serve the playground. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy only by elderly adults.
 - (3) Centralized refuse (garbage) disposal facilities are strongly recommended. All dumping cart/bins shall be opaquely screened by either wood or masonry and landscaped.
 - f. All private drives, parking areas or other vehicular ways used for the common access for two (2) or more residences shall be suitably paved and maintained as a condition approval of the project.
5. Required Improvements - The following shall be required:
- a. Internal Streets
 - (1) In general, internal drives or travel ways located within any multi-family development shall be privately constructed and maintained. All such streets shall be paved with a dustless surface and meet the requirements of the Sullivan County Highway Department.
 - (2) Within any multi-family development, all streets proposed for public dedication and maintenance shall be constructed to the pavement depth and design standards specified within the Subdivision Regulations of Sullivan County, Tennessee.
 - b. Public Street Access
 - (1) The minimum distance between access points along public street frontage, centerline-to-centerline shall be two hundred (200) feet.
 - (2) The minimum distance between the centerline of an access point and the nearest curb line or street line of a public street intersection shall be sixty (60) feet.
 - c. Service Buildings
Service buildings housing laundry, sanitation or other facilities for use by the occupants shall be permanent structures complying with the applicable codes.
6. Parking Space and Traffic Circulation Requirements - Off-street parking may be grouped in bays, either adjacent to streets or in the interior of blocks. Such parking areas shall be generally located in close proximity to the dwelling units they are designed to serve. A minimum of two (2) parking spaces shall be provided for each dwelling unit. At least, one (1) parking space per dwelling unit shall be located so as to provide a maximum walking distance of two hundred (200) feet from the nearest entrance of the dwelling unit it is to serve. Where appropriate, common driveways, parking areas, walks, and steps shall be maintained and lighted for night use.
7. Open Space Requirements - Any common open space provided within a development of multi-family dwellings shall:
- a. Meet the requirements for quality and improvement established in ARTICLE III, Section 3-104.3, No. 6
 - b. Be protected by covenants as outlined in ARTICLE III, Section 3-104.3 No. 5, which will insure the improvement and continued maintenance of all such properties.
 - c. Serve as recreational area and open space only.
8. Yard and Building Spacing Requirements - Within any master planned development approved under the provisions of this section, the following (30) thirty-foot separation requirements shall apply to all multi-family buildings and single-family attached and detached units:

- a. For units located entirely within the interior of the site no yards as such are required, however, buildings shall be spaced according to the provisions of ARTICLE III, Subsection 3-103.6, Subpart 5, (Separation of Buildings on Same Lot); this being a minimum of thirty (30) feet apart (except within a manufactured home park as approved).
 - b. All buildings located along the periphery of the site shall be setback the minimum as required for the front yard, which is (30) thirty feet.
 - c. A minimum buffer strip shall be installed and maintained along the sides and rear property lines.
 - d. The minimum side yard setback for townhouse-patio homes shall be fifteen feet on one side with the adjacent lot side yard of fifteen feet for a total of thirty feet between buildings. The other side yards may be down to zero setback if the units are separated by a common party wall.
9. Availability of Public Services - All new high-density residential developments shall require access and connection to public water and public sewer prior to issuance of any building permits. Connection of services shall meet the requirements of the utility board and public sewer department as applicable. The easements, size and location of all service and main lines shall be illustrated on the site plan.

3-104.2 Development Standards for Manufactured Home Parks (Single-wide Mobile Homes)

- 1. Purpose - The regulations contained herein are intended to apply to all manufactured home parks as defined by this ordinance.
- 2. Site Plan Required - It is the express purpose of these provisions to establish design criteria and to provide for implementation of these provisions by Planning Commission review of the Site Plan required for all such development by ARTICLE XII, Subsection 12-102.3 (Subpart 2). Provided, however, that in any instance where this use is located within a planned unit development this requirement may be fulfilled by submission of the plans required by that section.
- 3. Design Criteria, General
 - a. No part of a manufactured home development shall be used for nonresidential purposes, except such uses as are required for the direct servicing and well-being of residents and for the management and maintenance of the development.
 - b. Nothing contained in this section shall be deemed as prohibiting the sale of a manufactured home or of the site or lot on which such dwelling is located, provided that all provisions of this ordinance pertaining to such use are met.
- 4. Minimum Development Size and Density Permitted - No manufactured home development shall be approved which contains less than three (3) acres in area with a maximum density of no more than five (5) manufactured homes per acre (approximately 8,700 sq. ft. gross area per dwelling or 1/20 of an acre). The setback and area coverage permitted within any manufactured home development shall be as specified in TABLE 3-103B.
- 5. Dimensional Requirements for Parks
 - a. Landscaped buffer strips shall be required along the sides and rear property lines. A minimum thirty (30) foot setback shall be provided along the perimeter of the manufactured home park in addition to separation standards for individual manufactured homes.
 - b. Within the interior portions of the manufactured home park, no yards, except to meet the spacing standards of Subpart 6, of this section, (Spacing of Manufactured Homes and Site Coverage), are required.
 - c. No building or structure erected or stationed in a manufactured home park shall have a height greater than three (3) stories.
- 6. Spacing of Manufactured Homes and Site Coverage - The spacing and coverage sites are the minimum amount to ensure that proper light and air circulation, noise and privacy, drainage and fire control are afforded to the residents of the park.
 - a. Manufactured homes shall be so harbored on each space such that there shall be at least a twenty (20) foot clearance between mobile homes, including any porches or additions. No manufactured home shall be located closer than twenty (20) feet from any other building or structure within the park.
 - b. There shall be a minimum distance of ten (10) feet between the nearest edge of any manufactured home and the nearest edge of the access easement of an abutting access/internal driveway within the park.

7. The Individual Manufactured Home Site

- a. The limits of each manufactured home site shall be marked on the ground by suitable means. Location and limits of an individual manufactured home site on the ground shall be the same as shown on approved plans. The minimum area of a manufactured home site shall be as required to meet other provisions of this section.
- b. The manufactured home stands shall be improved to provide adequate support for the placement and tie-down of the manufactured home.
- c. Each manufactured home site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum outdoor living area shall not be less than two hundred (200) square feet of contiguous area per site.
- d. Reserve space for tenant storage shall be provided for each manufactured home at the rear of the manufactured home space, unless other accommodations are approved for such.
- e. All manufactured homes shall be anchored and supported so as to meet or exceed the standards established in Part 4, "Manufactured Home Anchoring", of Section 68-126, Tennessee Code Annotated.

8. Utilities and Site Amenities

- a. Each manufactured home site shall be provided with a connection to a public sanitary sewer as approved by the local sewer provider.
- b. Each manufactured home site shall be provided with a connection to a public water supply as approved by the local utility district provider. The easement, size and location of all main and service lines shall be illustrated on the site plan.
- c. Solid waste collection stands shall be provided for waste containers for each manufactured home. Any central waste container shall be screened from view by use of wood or masonry material and shall be maintained in such manner as to meet county health requirements. Such disposal area shall not be located within thirty (30) feet of any natural water body, floodplain, or drainage area to avoid pollution of the streams.
- d. Service buildings housing sanitation and laundry facilities shall be permanent structures complying with all applicable ordinances, statutes, and regulations, including provisions governing electrical installations, and plumbing and sanitation systems.
- e. Play lots and/or playgrounds with a total minimum area of three hundred (300) square feet for every five (5) manufactured homes shall be provided. Paved pedestrian walks linking individual buildings to the recreational area shall serve the playground. Sitting areas with a minimum area of one hundred (100) feet per mobile home space may be substituted for playgrounds when the development is planned for adults only.
- f. Every manufactured home shall be accessible to fire apparatus by way of access roadways with all-weather driving surfaces of not less than twenty-four (24) feet of unobstructed width, with adequate roadway turning radius capable of supporting the imposed loads of fire apparatus and having a minimum vertical clearance of thirteen feet-six inches (13' 6"). The required width of the access roadway shall not be obstructed in any manner, including the parking of vehicles. No parking signs or other appropriate notice, or approved obstructions inhibiting parking, may be required and if installed shall be maintained. No barriers may be placed within the development, which would prevent emergency vehicles from pulling around or between buildings.

9. Public Street Access - Entrances to manufactured home parks shall have direct connections to a public street and shall be designed to allow free movement of traffic on the adjacent public street. Safe and convenient vehicular access shall be provided from abutting public streets to each manufactured home lot.

a. Pavement Widths Shall Be as Follows:

Collector Street		One-Way Minor Street	
with no parking	22 ft.	with no parking	12 ft.
with on-street parking	36 ft.	with on-street parking	28 ft.
Minor Street			
with no parking	20 ft.		
with on-street parking	34 ft.		

- b. Street Construction Standards - In general, internal drives or travel ways located within any manufactured home park shall be privately constructed and maintained. All private drives, parking areas or other vehicular ways used for the common access for two (2) or more residences shall be suitably paved and maintained as a condition approval of the project. Any public streets located

within a manufactured home park shall meet the construction specifications set forth in the subdivision regulations.

- c. Access and circulation shall adequately provide for firefighting and other emergency equipment, service deliveries, furniture moving vans and refuse collection. No barriers may be placed within the development, which would prevent emergency vehicles from pulling around or between buildings.
10. Site Development Standards - The appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees and other site features to the maximum extent feasible. Prior to any site clearing or development activity the developer shall submit a landscape plan, which demonstrates compliance with the following:
- a. Existing trees, shrubs, evergreens, and ground cover shall be retained to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes from erosion and shade to the home sites.
 - b. A landscaped buffer at least four (4) feet in height (at the time of installation) shall enclose the boundary of each mobile home park site. The buffer shall be constructed of a double, staggered row on ten (10) foot centers of a year-round planting, such as conifer trees or other types of evergreens, which shall provide a dense foliage. The plantings shall be selected based upon mature height of not less than 10 feet, density, health and suitability with the soil and zone. A detail of the proposed buffer is to be presented with the master development plan. The aesthetic and protective nature of the proposed barrier shall be considered an integral element of the overall site design and shall be reviewed as part of the design review process.
11. Residential Accessory Structures – With written approval from the landowner, each tenant of the mobile home park may be permitted detached residential accessory structures so long as the structure(s) meets all other bulk regulations and site design standards as outlined above per Article 3-104.2 as well as the following limitations:
- a. Each approved mobile home park space (lot within park) may have one detached carport no larger than 400 square feet and shall be setback at least ten (10) feet from the interior access road; thirty (30) feet from the property line and twenty (20) feet from adjacent homes, in order to satisfy the site design standards as required per Article 3-104.2;
 - b. Each approved mobile home park space (lot within park) may also have one additional detached residential storage building no larger than 120 square feet and shall also meet the same setbacks as stated above; and
 - c. In order to safeguard the open space and common play area set aside for the enjoyment of all mobile home park residents, no other individual residential accessory structures may be permitted within the mobile home park.
 - d. Communal accessory structures, such as laundry facilities, playground equipment, common mailbox stations, gazebos, maintenance sheds or other amenities must be shown on the comprehensive development plan and shall be approved by the Sullivan County Regional Planning Commission (amended on 12/19/2011 to permit Section 11 with landowner's consent).

Case #2

Amendment to the Sullivan County Zoning Resolution – Zoning Text Amendment – PMD-3 District Regulations and Definitions (Appendix A)

for Sullivan County

Sullivan County, Bristol, and Kingsport Planning Commission
voted to send a favorable recommendation to the County Commission

Comm. Akard made a motion to defer until the May 14, 2026 Work Session. 2nd by Comm. Locke Motion approved 20 Yes, 4 Absent

TABLE 5-103A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS

	PMD-3	PMD-2	PMD-1	M-2	M-1	PA1
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing – Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	PC	X	X	X	X	X
E. Manufacturing – Data and Energy Processing	X	PC	PC	PC	PC	PC
F. Planned Artisan Limited – see B-103.4(01)(1)(a)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	PC	X	OIPC	X	X
B. Animal Care and Veterinary Services	X	PC	PC	PC	SUP	X
C. Automobile Parking	X	PC	PC	PC	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	PC	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	PC	PC	SUP	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	PC	SUP	X
G. Scrap Operations/Scrap/Junkyards	X	BZA	X	PC	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	PC	SUP	X
J. Wholesale Sales	X	PC	PC	PC	SUP	X
K. Commercial/Professional – Limited (see B-103.4(01)(1)(b))	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services*	X	PC	PC	SUP	SUP*	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	PC
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.4 part 6)	X	PC	PC	PC	PC	X
F. Intermediate Impact Facilities	X	PC	PC	PC	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUF
H. Special Institutional Care Facilities	X	X	X	X	X	X
I. Waste Disposal Operations (limited to 11/16/20/0)	X	PC	PC	PC	PC	X
J. Residence Above the Ground (limited to 11/16/20/0)	X	PC	PC	PC	PC	X
IV. SPECIAL USE AND EXTRACURRICULAR ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Childcare	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	SUP	SUP	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (limited to 11/16/20/0)	PC	SUP	SUP	SUP	SUP	PC
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Reclamation Systems	PC	X	X	X	X	X

TABLE 5-103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS

	PMD-3	PMD-2	PMD-1	M-2	M-1	PA
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment#))						
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	N/A	N/A	N/A	N/A	N/A	5C
III. MINIMUM ZONE LOT REQUIREMENTS	75	75	75	75	75	7?
A. Area (in Square Feet)	300,000	80,000	80,000	80,000	43,560	43.5
B. Width (in Feet, Measured at Building Line)	460	200	200	200	100	10
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 sto
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	4C
B. Side	100	50	50	50	50	3C
C. Rear	100	50	50	50	50	3C
D. Corner Side (additional street frontage)	100	50	50	50	50	4C
E. Front and Corner Side on Arterial or Collector Road	100	50	50	50	50	4C

PMD-3 Planned Manufacturing District (Data and Energy Processing District) - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

6. **PMD-3 Planned Manufacturing District (Data and Energy Processing District)** - This class of this district is intended to establish and provide space for high-intensity, technology-driven, and energy-dependent industries, including data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	X	PC	PC	SUP	SUP	X
B. Manufacturing – General	X	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	X	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	X	PC	X	SUP	X	X
E. Manufacturing – Data and Energy Processing	PC	X	X	X	X	X
F. Planned Artisan Limited – see B-103.(4 01/11/24)	X	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES						
A. Adult Entertainment Establishments	X	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	X	PC	PC	SUP	SUP	X
C. Automotive Parking	X	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	X	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	X	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	X	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	X	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	X	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	X	PC	PC	SUP	SUP	X
J. Wholesale Sales	X	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	X	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services *	X	PC	PC	SUP	SUP *	PC
B. Childcare Facilities, any type	X	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	X	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	X	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	X	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	X	BZA	X	BZA	X
I. Waste Disposal Operations	X	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	X	P	P	P	P	P
B. Agricultural – Intensive	X	PC	PC	PC	PC	X
C. Agricultural Services	X	P	P	P	P	X
D. Plant and Forest Nurseries	X	PC	PC	PC	PC	P
V. ACCESSORY ACTIVITIES						
A. Accessory Storage – Enclosed Structure	PC	PC	PC	SUP	SUP	PC
B. Accessory Childcare	X	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	SUP	X	SUP	SUP
H. Accessory Energy Generation Systems	PC	X	X	X	X	X
I. Energy Reclamation Systems	PC	X	X	X	X	X

KEY TO INTERPRETING USE CLASSIFICATIONS	
P	= Indicates Permitted Use.
SUP	= Indicates Use Permitted with Supplemental Provisions.
PC	= Indicates Permitted Use on Site Plan Review by the Planning Commission.
O	= Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)
BZA	= Special Exception of Use after Approval of the Board of Zoning Appeals
NOTES:	
(1)	See Section 5-104.
*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	-----DISTRICTS-----					
	PMD-3	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment###))	N/A	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (In Square Feet)	300,000	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	400	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)						
A. Front	100	50	50	50	50	40
B. Side	100	50	30	50	30	30
C. Rear	100	50	30	50	30	30
D. Corner Side (additional street frontage)	100	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	100	50	50	50	50	40
NOTES:						
(1) The minimum lot size shall be as required to meet other provisions of this article.						
(2) See Subsection 5-103.4, Subpart 7 and 8-107.						
(3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.						

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

- n. Vehicular parking areas, unless, otherwise, specifically prohibited by applicable sections of this resolution.
 - o. Vents necessary for use of fallout shelter constructed below grade of such yards but excluding all other parts of such shelters.
 - p. Privacy walls or fences not exceeding six (6) feet in height measured from finish grade level at any point along the length of, and on any side of, such walls or fences, and not roofed or structurally part of a building. *(amended 09.15.2022)*
2. Measurement of Yard Width or Depth - In all manufacturing districts, the width or depth of a required yard shall be measured perpendicular to straight lot lines, or for curved lot lines, in such a way that such yard is bounded by the arc of a curve, which is concentric with such curved lot line.
 3. Dimension of Yards - In all manufacturing districts, yards of such dimensions as set forth in TABLE 5-103A, shall be provided.
 4. Uses of Required Yard Areas - The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.
 - a. Landscaping/Buffering/Reserve Green Strip - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping. The minimum design standards are detailed in Section 8-1071.
 - b. Driveways - Driveways may be located within any required yard; provided, however, that no more than fifty (50) percent of the area of any required yard may be used as a driveway.
 - c. Sidewalks - Sidewalks shall be provided to accommodate pedestrian access from all guest and employee parking areas to associated entrances into facilities.
 - d. Parking - Within all manufacturing districts any yard may be used for off-street parking or loading, except as provided in Subpart 7, of this section. However, such areas shall not be used for storage or processing of any kind. No parking shall be permitted within ten (10) feet of the front property line and shall become a vegetative reserve green strip subject to minimum measures as required in Section 8-107.2.
 5. Restrictions on Outside Storage Within Areas Other Than Required Yards - All approved storage areas shall be fenced and/or buffered as required by the Planning Commission or Building Commissioner.
 - a. Outside Storage Within M-1 Districts - Within the M-1 Districts, no stocks, merchandise or material (with the exception of automobiles, tractors and other transportation, excavation or agriculturally related vehicles) may be stored upon any open area situated on any zone lot.
 - b. Outside Storage Within All Other Districts - Within the PMD-1, PMD-2, **PMD-3** and M-2 Districts, outside storage may be permitted only within areas designated for such upon an approved site plan.
 6. Special Yard Provisions Applying Along Railroad Right-of-Way - In all manufacturing districts, other provisions of this resolution notwithstanding, along such portion of a rear or side lot line, which coincides with a boundary of a railroad right-of-way, no rear or side yard shall be required. However, a minimum of a ten (10) foot buffer strip and/or fencing shall be required for the safety of all visitors, customers, and employees. The buffered area shall not be required where direct service is necessary to access the rail system.
 7. Special Provisions Applying to Required Yards and Building Setbacks Along District Boundaries Coincident with Side or Rear Lot Lines of Zone Lots Located in Any Residential or Agricultural District
 - a. Required Yards Along District Boundaries Coincident with Side or Rear Lot Lines
Within M-1, M-2, PMD-1 and PMD-2, manufacturing Districts, along such portion of the boundary of the manufacturing district which coincides with a side or rear lot line of a zone lot in any residential or agricultural district, an open area unobstructed from the ground to the sky shall be provided within the manufacturing district, with the exception of required buffering, landscaping and any natural feature. Within M-1 and PMD-1 Districts, this area shall be thirty (30) feet in width and within M-2 and PMD-2 Districts, the width shall be fifty (50) feet. No portion of this open area shall be used for off-street parking, off-street loading or for storage or processing of any kind. No portion of this open area shall be paved, graveled or used for parking or as an access way of any type.
 - b. Special Front Setback - Regardless of the front yard provisions established for any manufacturing district, no building located on any zone lot adjacent to any residential or agricultural district shall extend closer to the street than the average of the distances of the buildings located within one hundred (100) feet, of the lot whereon the manufacturing activity is located; provided that no building

shall be required to setback more than twice the minimum front yard applicable within the manufacturing district.

- c. Screening Along Residential/Agricultural District Boundaries - To assist in preventing the transmission of light and noise from within any manufacturing district into any abutting residential district, screening shall be required where such district abuts or is contiguous to any residential district, without an intervening street, alley, or other public way. Such screening shall be provided within the manufacturing district, but not within a public street or alley, along the entire contiguity of said districts. See section 8-107.1 for minimum buffering standards.

8. Required Yards Within M-2 Districts - Due to the potentially noxious activities which may be permitted within M-2 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Hazardous Manufacturing - In its review of any application for approval of a hazardous manufacturing activity proposed for location within an M-2 District, the County Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum such yards shall be as indicated below. Screening shall be provided as established in Subsection 7-103.4, Subpart 7, c, (Screening Along Residential District Boundaries).

- (1) Use Adjoins Residential or Agricultural Property - Along any rear or side lot line which adjoins residential or agricultural property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred (100) feet wide, shall be provided within the manufacturing district. Such open area shall not be paved nor used for off-street parking, loading, or storage or processing of any kind.

- (2) Use Adjoins Commercial or Manufacturing Property - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least seventy-five (75) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

9. Required Yards Within PMD-3 Districts - Due to the potentially disruptive activities which may be permitted within PMD-3 Districts, special yard provisions are required.

- a. Provisions Applicable to Zone Lots Occupied by Any Activity Classified as Disruptive Manufacturing - Along any lot line, which adjoins property, either classified or presently utilized for commercial or manufacturing purposes, and an open area at least one hundred (100) feet wide, shall be provided. Such area may be utilized for off-street parking or loading but shall not be used for storage or processing of any kind.

5-104 SUPPLEMENTAL PROVISIONS APPLICABLE TO M-2 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to M-2. All existing M-2 districts shall comply with the bulk and supplemental regulations herein.

5-104.1 Operation and Intent of Requested M-2 Districts - The M-2, Heavy Manufacturing District, is intended to provide a mechanism for managing a wide variety of high impact, potentially noxious and/or dangerous, but necessary uses or activities, which seek to locate within the Planning Jurisdiction. Certain of the potential uses that may locate within the district have associated with them some special impact or uniqueness related to materials, processes or products that cannot be evaluated as to effect on the surrounding area or environment in advance of the use being proposed for a particular location. At the time an application is filed for approval of an M-2 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an M-2, Heavy Manufacturing District.

5-104.2 Development Plans and Review Process

1. Procedure for Submission and Review - The process for review and approval of any M-2, Heavy Manufacturing District, consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
- f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
- g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
- h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
- i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.

2. **General Site Design Criteria -**

- a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within M-2 Districts).
- b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
- c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
- d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
- e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
- f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
- g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-104.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an M-2 Heavy Manufacturing District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

5-105 SUPPLEMENTAL PROVISIONS APPLICABLE TO PMD-3 DISTRICTS

The following section only applies to any property being requested by the applicant to be rezoned to PMD-3. All existing PMD-3 districts shall comply with the bulk and supplemental regulations herein.

5-105.1 Operation and Intent of Requested PMD-3 Districts - The PMD-3, Planned Manufacturing District (Data and Energy Processing), is intended to provide a mechanism for high-intensity, technology-driven, and energy-dependent industries, including, but not limited to, data centers, battery energy storage systems (BESS), cryptocurrency mining operations, and large-scale data mining facilities which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure. This district is further intended to be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural districts. The regulations established herein are intended to promote the orderly development of such facilities while providing adequate protection to adjacent uses through ensuring responsible energy and water use through early coordination with public utilities, the control of noise, vibration, heat, light, electromagnetic interference, and other similar operational effects. At the time an application is filed for approval of an PMD-3 District, a review of the location, design configuration and environmental impact will be conducted. This evaluation shall consider the proposed use, the proposed development plan and all operational and environmental data required to be submitted. The express goal of this review is to determine appropriate design criteria and environmental safeguards to be applied to such use in order to protect the health and safety of the public at large. The review will formulate a basis for a detailed recommendation to the County Commission as to the conditions under which the proposed use may be permitted to locate within the Planning Jurisdiction by virtue of creation of an PMD-3, Planned Manufacturing District (Data and energy Processing).

5-105.2 Development Plans and Review Process

- 1. **Procedure for Submission and Review** - The process for review and approval of any PMD-3 Planned Manufacturing District (Data and energy Processing), consists of three (3) progressive elements:
 - a. Review and recommendation of a preliminary development plan by the applicable Regional Planning Commission as specified in Subpart 2, of this section.

- b. Consideration by the County Commission of the requested PMD-3 District, as specified in Subpart 3, of this section.
 - c. Review and approval of a final development plan as specified in Subpart 4, of this section.
2. Preliminary Development Plan - All applications for approval of an PMD-3, Planned Manufacturing District (Data and energy Processing), shall be made by the landowner or authorized agent in accordance with the provisions of this section.
- a. Plan Content - All preliminary development plans submitted under this section shall be accompanied by the following:
 - (1) Site Data and General Information -
 - (a) Letter from the landowner detailing the proposed zone change.
 - (b) Location map of the proposed site.
 - (c) Preliminary site plan prepared by a licensed engineer indicating existing and proposed contours at a vertical interval no greater than five (5) feet, along with the location and proposed use of structures and other site alterations.
 - (d) A land use map indicating the ownership and present usage of all parcels located within five hundred (500) feet, from the periphery of the proposed site.
 - (e) Highway assessment indicating the existing width and type of pavement and existing traffic conditions of all roads giving access to the property.
 - (2) Operational Data
 - (a) Sufficient information to fully divulge the operational nature, intensity and ultimate extent of the proposed activity.
 - (b) Nature of materials to be utilized and processes involved in the proposed operation, to specifically include a detailed listing of types and expected quantities of all materials classified as hazardous by the Federal Department of Environmental Protection or by the Tennessee Department of Environment and Conservation.
 - (c) Average number of vehicles entering and leaving the site on a daily basis and the anticipated route(s) of travel.
 - (d) Detailing of types and current status of all Federal and State permits required for operation of the proposed facility.
 - (e) Detailing of all safety and protective measures to be utilized in connection with the operation as well as an indication of the system proposed for dealing with complaints.
 - (f) A general indication of the anticipated duration of the proposed use and, details of plans and methodologies proposed for removal of the activity and/or reclamation of the site.
 - (g) All facilities shall comply with Federal Communications Commission (FCC) standards regarding Electromagnetic Interference (EMI) and shall not cause measurable interference with communications infrastructure or public safety networks.
 - (3) Environmental Data
 - (a) A demonstration via sound study conducted by a professional acoustical expert that the sound generated by a data center shall be limited to a maximum decibel level of 70 (dBA) as measured from the property line of the use. Such sound study shall be conducted using generally accepted methodology. A sound study shall be conducted at the following phases:
 - (i) A preliminary study shall be conducted and supplied as part of the application process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the required sound limit.
 - (ii) An interim sound study shall be conducted during the building permit approval process based upon the proposed user or users of the data center uses depicted on the building plans. Any sound reducing materials or systems recommended by interim sound study shall be incorporated into the construction plans for the use.
 - (iii) An as-built sound study shall be conducted six months after issuance of the certificate of occupancy. If it is determined by the as-built sound study that there is a violation of the aforesaid noise limits, it shall be considered a violation of this ordinance.
 - (b) A demonstration via vibration study prepared by a qualified professional that demonstrates that no vibration from the data center or associated equipment will be perceptible to the human sense of feeling beyond the property line.
 - b. Planning Commission Recommendation - The information required by Subpart a, (above) shall be presented in sufficient copies for review and recommendation by the Applicable Regional Planning Commission. The Commission shall consider the preliminary development plan and forward a detailed recommendation concerning its disposition to the County Commission. This recommendation may contain suggestions for specific conditions and/or limitations to be applied to the use should the County Commission approve the zoning request.

3. Action by County Commission - After review and recommendation by the applicable Regional Planning Commission, the applicant may proceed to the County Commission with the proposal. At the meeting of the County Commission where the proposal is presented, the preliminary site development plan along with the action recommended by the Planning Commission shall be presented for review. The County Commission may approve or disapprove the rezoning request. Upon action by the County Commission approving the preliminary site development plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Subpart 4, of this section. In no event shall a building permit be issued for any portion of a development subject to this procedure until a final site development plan has been approved.
4. Final Development Plan - Following the action by the County Commission creating the PMD-3 District, the applicant may proceed to prepare and present for review by the Planning Commission a final development plan.
 - a. Information Required - The information indicated herein shall be provided with all final development plans submitted in accordance with this section.
 - (1) General Site Information - The information required by ARTICLE XII, Section 12-102.3, Subpart 2, (Site Plan) of this resolution, shall be provided.
 - (2) Approved State and Federal Permits - Copies of all permits required by State and Federal law for operation of the facility shall be provided.
 - (3) Site Restoration or Reclamation Plan - Depending upon the nature of the proposed use, a site restoration or reclamation plan may be required as a condition of zoning approval. Where such is required, said plan shall accompany the final development plan. Adequate provision, as determined by the County Attorney, shall be made to ensure implementation of said plan regardless of the future financial capabilities of the applicant.
 - b. Determination of Substantial Compliance - Any final site development plan submitted in conformance with this section shall be evaluated as to the "substantial compliance" of such plan to the approved preliminary development plan and for compliance with all other provisions of this resolution which were not contained in the preliminary development plan. The final site development plan shall be deemed in substantial compliance with the preliminary site development plan provided modifications by the applicant do not involve changes which exceed those permitted by ARTICLE, XII, Subsection 12-102.7, "Construction to Be in Accordance with Approved Plans". The Planning Commission shall review the plan as to its "Substantial Compliance" with the preliminary site development plan and either:
 - (1) Approve the plan as presented.
 - (2) Disapprove the plan. (See Subpart d, of this section.)
 - (3) Approve the plan with modifications, which in its judgment are required in order for the plan to meet the test of substantial compliance with the preliminary development plan and/or conditions established by the County Commission upon approval of the PMD-3 Zoning District. Where a final site plan is approved with modifications the provisions of Subpart c, of this section, shall apply.
 - c. Approval with Modifications, Applicants Response - When the Planning Commission's action on any final development plan is "Approval with Modifications", the Commission shall transmit to the property owner in writing the conditions or modifications which must be complied with in order that the proposed development receive approval. Within sixty (60) days of the transmittal of the required modifications, the applicant may make a written response concurring with the required modifications, in which case the development is deemed to have final approval, at the date of receipt by the Planning Commission of said written concurrence. When the applicant makes a negative reply or no reply is made within sixty (60) days of the date of conditional approval, the development shall be deemed disapproved, unless such time limit is extended by a specific action of the Planning Commission upon a written request of the applicant. In the event of disapproval, the applicant may request review of such ruling as set forth in Subpart "e", of this section.
 - d. Disapproval - If the Planning Commission finds that the final plan does not meet the test for substantial compliance or does not comply with other standards of approval established by the County Commission in its action creating the PMD-3, Planned Manufacturing District (Data and Energy Processing), it shall disapprove the plan. In the event of disapproval, a written report shall be prepared by the Planning Commission and sent to the County Commission and the applicant. This report shall detail the grounds on which the plan was denied to specifically include ways in which the final plan violated the substantial compliance provisions or other standards of review.
 - e. Review of Approval Action - In the event that any final development plan shall be disapproved, such action shall, upon request by the applicant, be reviewed by the County Commission. The County Commission shall consider the report submitted by the Planning Commission and such other information as it may require in order to determine whether such development in its view meets the

test of substantial compliance and complies with other standards of review, herein, established. Should the County Commission uphold the Planning Commission in its action, it shall notify the applicant that final approval of the development plan is denied. Should the County Commission override the Planning Commission's recommendation to disapprove the plan, it shall notify both the applicant and the Planning Commission of its decision and the action of the County Commission approving the plan shall become final.

5-105.3 Site Location and Design

1. **General Location Criteria** - The provisions of this section shall apply in determining the suitability of any site proposed for classification as an PMD-3 Planned Manufacturing District (Data and Energy Processing).
 - a. The proposed site shall be located within the interior of existing or planned industrial parks, surrounded by less intensive industrial zoning classifications, such as the M-1, M-2, or PMD-1 and PMD-2 Districts, in order to provide a transitional hierarchy of land use intensity. The PMD-3 District shall not directly adjoin residential or agricultural zoning districts.
 - b. The proposed use will not pollute or deteriorate air quality, surface or subterranean water, or any other natural features.
 - c. The proposed site will not be located in an area that could contaminate the source of an existing water supply.
 - d. The proposed site will be free of sinkholes, caves, caverns, or other karsts features that would present significant potential for surface collapse or significant degradation to local ground water resources.
 - e. The proposed site will be adequately served by public utilities and services to ensure a safe operation.
 - f. The proposed use will not result in the transportation of dangerous products or wastes through areas of population concentration that would endanger community safety.
 - g. The proposed site will have direct access from a road classified as an arterial or collector on the Major Thoroughfare Plan.
 - h. The proposed lot shall be sufficient so that no danger occurs to the adjoining uses.
 - i. The proposed site will not be located within a one hundred (100) year floodplain or wetland.
2. **General Site Design Criteria** -
 - a. No excavation or filling shall be made within any portion of the yard areas required by Subsection 5-103.4, Subpart 8, (Required Yards Within PMD-3 Districts).
 - b. Provisions shall be made for the disposal of surface water falling on or crossing the site at all times, during and after completion of the operations. The operations shall not obstruct the normal flow of any public drain or annul/abolish the riparian rights of any other party to a stream or drain.
 - c. The depth of excavation and the materials to be used for fill shall not have any adverse effect on the supply, quality or purity of ground water or wells.
 - d. The finished surface of the site shall bear the proper relationship to that of adjoining properties.
 - e. The installation of roads, parking areas, buildings, structures and operational facilities and equipment shall be located on the site so that adjoining properties will not be adversely affected.
 - f. The operation shall be conducted so as not to create a nuisance or cause undue noise, vibration, dust, odor, or candescence to adjacent properties.
 - g. The proposed site must have a public supply of water available, capable of providing the required fire flow to fire hydrants on site.

5-105.4 Expansion of Facilities or Changes in Operational Characteristics

Any approval of an PMD-3 District is specifically limited to the uses, facilities and operations presented and approved in the plans provided for by this section. Any expansion of the facilities or change in the materials, services or products shall only be accomplished after approval of a modified site development plan. Such modification may be approved by resolution of the County Commission.

8-107.2 Vegetative Reserve Green Strip A minimum of a ten (10) foot vegetative reserve green strip shall be maintained on all road frontages in order to control vehicular access, sight visibility and to assist in the stormwater run-off from the parking lot and other impervious surfaces. Such reserve strip shall be free from all structures and parking. Such reserve strip may be planted with any type of shrubs and/or grasses that, at mature growth, do not exceed three (3) feet in height, so as to not interfere with vehicular sight visibility. Such requirement may be waived for all new developments within the B-2 district should an alternative access controls and stormwater designs be implemented.

8-107.3 PMD-3 Buffering Strip - A minimum of a fifty (50) foot reserved portion of a parcel perimeter, which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces shall be required for the purpose of buffering one land use from another, possibly incompatible land uses. Such strip shall be planted with year-round evergreen trees and shrubs a minimum of four (4) feet in height (when planted) on triple rowed, staggered centers to achieve a natural and full buffer depending on tree species. Total overall height of at least two (2) rows of plantings shall be a minimum of eight (8) feet upon mature growth. Additionally, all perimeter tree buffering shall be accompanied on the outermost perimeter by a solid, buffering privacy fence that is eight (8) feet in height. Such tree and fencing buffer shall be maintained and free of debris with other specifications as may be required by the Planning Commission or Building Commissioner to ensure proper screening between properties, wherever required. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified to preserve the established trees. Furthermore, the selection of trees may be specified by the Building Commissioner or Planning Commission due to existing overhead utility lines, which may interfere with the mature height of such selected tree specification. All buffer strips and/or fencing shall be maintained for the life of the use and/or improvements *(amended August 15, 2005)*. *Refer to Appendix G for the list of approved Tennessee Native Trees and list of prohibited invasive species. (Amended August 10, 2023)*

A-102 GENERAL DEFINITIONS

A-102.1 Application - Except where definitions are specifically included in various articles and sections, words in the text or tables of this resolution shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

A-102.2 Terms Defined

Abutting - Having a common border with, or being separated from, such a common border by a right-of-way or easement.

Access – The right to cross between public and private property allowing pedestrians and vehicles to enter and leave property (ingress/egress).

Accessory Dwelling Unit (ADU) – An accessory dwelling unit (ADU) is smaller, incidental and subordinate to the primary dwelling on the same zone lot. The ADU is independently habitable and provides the basic requirements of shelter, heating, cooking, and sanitation. There are many types of ADUs that are either *attached* to the Principal Dwelling Unit or *detached* structures: **(See Appendix B-105, Accessory Uses)** (amended 10/15/2018)

- Guest Cottage – a detached dwelling unit that is incidental and subordinate to the primary dwelling;
- Converted Garage or Garage Apartment – an accessory dwelling unit above or attached to a detached garage;
- Accessory Suite or “Granny Flat” – converted living space, attached garages, basements or attics or additions or a combination thereof for dwelling purposes of extended family;
- Boat House as a site-built permanent structure (not houseboat) above the TVA flowage easement.

Accessory Energy Generation System (AEGS) - Refers to secondary or auxiliary energy-producing installations that operate alongside a primary power system to provide supplemental, backup, or efficiency-enhancing energy generation. Systems are typically smaller in capacity than the main energy source and are integrated to improve overall operational resilience, reduce dependence on grid-supplied electricity, or support on-site renewable generation. The term “accessory” highlights their supporting role as these systems are not the main source of power, however serve as a complementary mechanism that help ensure reliability, stability, and sustainability within a larger energy network. Accessory energy generation systems may include, but are not limited to, a range of technologies such as rooftop solar photovoltaic (PV) arrays, small-scale wind turbines, microturbines, cogeneration (combined heat and power, or CHP) units, hydrogen fuel cells, and kinetic recovery mechanisms. In industrial or commercial settings, these systems are often deployed to offset peak energy demand, provide backup during outages, or optimize power usage through load sharing and demand response strategies. Often utilized in tandem with battery energy storage systems (BESS) to form hybrid microgrids capable of autonomous operation when disconnected from the utility grid. Accessory energy generation systems are engineered for interoperability, often managed through smart controllers and energy management systems that dynamically balance energy flows between sources, storage, and loads. Environmentally, they contribute to decarbonization goals by enabling localized renewable production and reducing transmission losses. In modern energy infrastructure, AEGS plays a role in advancing distributed generation, grid resilience, and sustainable facility operations, particularly for data centers, manufacturing complexes, and off-grid installations seeking greater energy autonomy and sustainability.

Accessory Use or Accessory Structure – Any use or structure in any zoning district, which meets the criteria set below:

- A. **Accessory Use** – A use that is necessary, customary, incidental and subordinate to the main use of the property and located on the same lot as the main use.
- B. **Accessory Structure** – A structure that is customarily designed and used as an accessory use; **excluding** singlewide mobile homes, tractor trailers, car trailers, buses, recreational vehicles, any other type of vehicle and the like.

Activity - Performance of a function or operation, which constitutes the use of land.

Activity-Principal - (See Principal Activity.)

Actual Construction - Excavation of a site and/or the placement of building materials in conjunction with the construction of a building or other structure.

Agricultural Production - Those operations including associated land and facility management activities engaged in commercial propagation, raising, harvesting and/or processing of any plant or animal or products thereof for purposes of consumption, utilization, good or service either on site or for distribution.

Alley - A public way intended to provide only secondary vehicular access to abutting properties.

Animal Unit - A measure, which represents a common denominator for the purposes of defining a farm. The animal unit accounts for the carrying capacity of one acre of land and is related to the amount of feed various species consume and the amount of waste they produce. Animal Unit shall be measured as defined in current edition of *The Stockman's Handbook* and regulated by the appropriate State and Federal Agencies.

Area – The area included within surrounding exterior walls or exterior walls and exclusive of courts. The area of a building or portion of a building without surrounding walls shall be the usable area under the horizontal projection of the roof or floor above.

Arterial Road/Street – A roadway that provides for traffic movement between areas and across portions of the county and secondarily for direct access to abutting land, as indicated on the Official Major Thoroughfare Plan Map, as approved by the Sullivan County Regional Planning Commission and is recorded in the Register of Deeds Office.

Attached - An enclosure having continuing walls, roof and floor.

Automotive Sales Lot – A parcel of land with the principal or accessory use being for the purpose of sale or resale of three or more automotive vehicles during a (6) six-month period of a calendar year.

Basement – Any building story having a floor below grade.

Battery Energy Storage Systems (BESS) - Integrated technology designed to store electrical energy in chemical form and release it when needed, providing flexibility, reliability, and efficiency to modern power systems. A BESS comprises rechargeable batteries (commonly lithium-ion, but may also including emerging chemistries such as flow batteries, sodium-ion, and solid-state batteries) combined with power conversion systems, control electronics, and safety mechanisms. These systems can be deployed at multiple scales, from residential installations supporting rooftop solar systems to grid-scale facilities capable of stabilizing entire power networks. The primary functions of a BESS include energy time-shifting (storing energy during periods of low demand or high renewable generation and discharging during peak demand), frequency regulation, voltage support, and backup power. In renewable energy integration, BESS units play a role in balancing intermittent sources like wind and solar, enhancing grid resilience, and reducing reliance on fossil-fuel-based peaker plants. BESS installations are increasingly integrated with smart grid technologies, enabling real-time monitoring, predictive maintenance, and remote control. Related challenges may include lifecycle costs, battery degradation, safety concerns (thermal runaway), and end-of-life recycling.

Buffer Strip – A reserved portion of a parcel which shall be free of all buildings, structures, signs, parking or other paved and hard surfaces for the purpose of buffering one land use from another, possibly incompatible land use. Such strip shall be planted with year-round evergreen trees and shrubs. Such buffer shall be maintained and free of debris with other specifications as required by the Planning Commission or Building Commissioner to ensure proper screening between properties. In the case of undisturbed mature-growth trees, the Planning Commission or Building Commissioner may reduce additional plantings in areas specified so as to preserve the established trees. Furthermore, the selection of trees may be limited due to existing overhead utility lines which may interfere with the mature height of such selected tree specimen. See Article 8-107.1 for requirements.

Building - Any structure or integrated appurtenance of a structure (overhang) which:

- (A) Is permanently affixed to the land, and
- (B) Has a roof supported by columns or walls or overhang, and
- (C) Is intended for the shelter or enclosure of goods or persons, and
- (D) Is bounded by either open area or the lot lines of a zone lot.

Building-Principal - (See Principal Building.)

Bulk - Describes the size of buildings or other structures, and their relationship to each other and to open areas and lot lines, and therefore includes:

- (A) The size (including height and floor area) of buildings or other structures,
- (B) The area of the zoning lot upon which a residential building is located, and the number of dwelling units within such buildings in relation to the area of the zoning lot,
- (C) The location of exterior walls of buildings or other structures in relation to lot lines, to other walls of the same building, to legally required windows, or to other structures, and
- (D) All open areas relating to buildings or other structures and their relationship, thereto.

Childcare - The provision of supplemental parental care and supervision:

- (A) For a non-related child or children;
- (B) On a regular basis;
- (C) For less than twenty-four (24) hours a day; and
- (D) Under license issued by the Tennessee Department of Human Services.

As used in this resolution, the term is not intended to include baby-sitting services of a casual, non-recurring nature or in a child's own home. Likewise, the term is not intended to include cooperative reciprocal childcare by a group of parents in their domiciles or the keeping of four (4) or less preteen age children which is an activity regulated as a minor home occupation by this resolution.

Commercial Complex - A commercial complex shall mean a building or group of buildings constructed or to be constructed upon a zone lot and used or designed to be used for two or more occupancies.

Completely Enclosed - Refers to a building or other structure having a roof and separated on all sides from the adjacent open area or from other buildings or other structures, by exterior walls or party walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Cryptocurrency Mining Operations - Industrial-scale computing activities that validate and secure transactions on blockchain networks through cryptographic processes, most commonly using proof-of-work (PoW) consensus mechanisms. Mining involves solving complex mathematical puzzles that require extensive computational power, with successful miners earning new cryptocurrency tokens as rewards. Operations can range from small-scale setups run by individuals to massive facilities, often referred to as "mining farms", containing thousands of specialized mining machines known as application-specific integrated circuits (ASICs) or high-performance graphics processing units (GPUs). The physical infrastructure of large mining operations includes dedicated data halls, high-density electrical systems, advanced cooling solutions (air or immersion-based), and network connectivity to global blockchain nodes. Operations consume substantial amounts of electricity and their environmental impact has become a major area of concern, prompting interest in renewable energy-powered mining and the exploration of alternative consensus mechanisms such as proof-of-stake (PoS). Economically, mining operations are influenced by factors such as electricity prices, equipment efficiency, market volatility, and regulatory frameworks. Cryptocurrency mining represents the computational foundation of decentralized digital currencies, combining elements of computer science, economics, and energy systems on a global scale.

Curb Level - The mean of the elevations of the side lot lines extended to the street line.

Curb Line - The line formed by a curb extending along its roadbed or street bed.

Data Centers - Specialized facility designed to house and manage an organization's critical computing infrastructure, including servers, storage systems, networking equipment, and associated software and security systems. Data centers serve as the backbone of the digital economy, enabling the processing, storage, and transmission of vast quantities of data generated by online activities, enterprise applications, and cloud services. Ranging from small on-premises server rooms to massive hyperscale complexes operated by major technology firms, Data centers often feature redundant power supplies, advanced cooling systems, and robust cybersecurity measures to ensure continuous operation and data integrity. Increasingly, data centers are designed with virtualization and cloud computing architectures, allowing flexible allocation of computing resources across distributed networks. The environmental footprint of data centers, particularly their high electricity consumption and cooling requirements, has led to growing emphasis on renewable energy sourcing, liquid cooling technologies, and efficient power utilization effectiveness (PUE).

Density - The ratio of the number of dwelling units located on a lot to the horizontal area of the lot, expressed in dwelling units per acre.

Development - Any man-made change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, paving, excavating, or drilling operations. Agricultural activities such as plowing or cultivating and gardening activities are not included in this definition of development.

Development Area (Minimum) - The minimum amount of land area required for each dwelling unit located upon a zone lot. The minimum lot size provision shall apply to all lots within the district. However, the minimum development area provision may require a lot larger than the minimum lot size where the intended intensity of use would so require.

Dormitory - A facility providing group living quarters for a student body, or other group as an associated use to a college, university, boarding school, orphanage, or other similar use when not located on the same site as the principal associated use. Rooming units are not equipped with kitchen facilities, although one or more dwelling unit may be provided for occupancy by staff. This term is intended to include university dormitories as well as fraternity or sorority houses.

Dwelling - A building, or portion thereof, designed or used exclusively for residential occupancy, but not including transient occupancy.

Dwelling Unit - One (1) or more rooms that are physically arranged, designed, used or intended to create an independent housekeeping establishment for occupancy by one (1) family, and that include lawful cooking space, sleeping space and lawful sanitary facilities reserved for the occupants, thereof.

Easement - A grant of one (1) or more of the property rights by the owner to, or for use by, the public, a corporation or another person or entity.

Energy Reclamation Systems (ERS) - Integrated technological framework designed to capture, convert, and reuse waste energy, such as heat, kinetic, or potential energy, that would otherwise be lost during industrial, commercial, or mechanical processes. These systems embody the principles of energy efficiency and circular energy management by transforming unused or residual energy into usable forms of power, often electricity or thermal energy, thereby improving overall system performance and reducing environmental impact. Energy reclamation systems operate across a wide spectrum of applications. In manufacturing and heavy industry, ERS technologies recover waste heat from furnaces, turbines, or exhaust gases through heat exchangers, thermoelectric generators, or organic Rankine cycle systems. In transportation and mechanical systems, regenerative braking in electric vehicles and trains exemplifies kinetic energy reclamation, converting motion into stored electrical energy. Building systems may incorporate thermal reclamation units that recover heat from HVAC exhaust or wastewater streams, feeding it back into heating or preconditioning processes. Even within digital infrastructure, such as data centers, ERS concepts are increasingly applied to capture server-generated heat and repurpose it for district heating or on-site water heating systems. From a systems-engineering perspective, energy reclamation involves analysis of thermodynamic efficiency, material compatibility, and control integration. These systems can employ sensors, feedback loops, and automation to optimize recovery rates and minimize conversion losses. They also may function to lower operating costs and reduce the carbon intensity of operations by decreasing total primary energy demand.

Family - One of the following:

- (A) An individual, or two (2) or more persons occupying a dwelling unit and living as a single independent, nonprofit housekeeping unit, together with incidental domestic servants and temporary nonpaying guests.
- (B) A group of not more than five (5) unrelated persons living together as a single nonprofit housekeeping unit.
- (C) A group of unrelated handicapped persons (as defined by Title VIII, of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988) occupying a dwelling unit and living as a single, nonprofit housekeeping unit, provided:
 - (1) Any entity owning or operating any facility permitted under this provision shall be established as a "not for profit" association under appropriate provisions of the Federal Code.
 - (2) Any facility permitted under this provision shall at the time application is made for any building or occupancy permit and at all times thereafter be appropriately licensed by the State of Tennessee.

Farm- A parcel of land meeting either of the following conditions:

- (A) A parcel of land equal to or exceeding fifteen (15) acres in size and used for residential and "agricultural production" purposes (as defined by this resolution) and meeting the following conditions:

B-102 LISTING OF PRINCIPAL ACTIVITY TYPES - All principal activities are hereby classified into the following types.

- A. Residential Activities**
 - Permanent
 - Semi-transient

- B. Community Facility Activities**
 - Administrative Services
 - Childcare Facilities
 - Community Assembly
 - Cultural and Recreational Services
 - Educational Facilities
 - Essential Public Transport, Communication and Utility Services
 - Extensive Impact Facilities
 - Health Care Facilities
 - Intermediate Impact Facilities
 - Religious Assembly Facilities
 - Special Institutional Care Facilities
 - Special Personal and Group Care Facilities
 - Waste Disposal Operations

- C. Commercial Activities**
 - Adult Entertainment
 - Animal Care and Veterinary Services
 - Automotive Parking
 - Automotive and Marine Craft Sales, Service and Repair
 - Banking, Financial, Insurance and Real Estate Services
 - Convenience Retail Sales and Services
 - Entertainment and Amusement Services- Limited
 - General Business and Communication Services
 - General Retail Sales and Services
 - Group Assembly and Commercial Outdoor Recreation
 - Outside Material and Equipment Sales and Repair Yards
 - Professional Services - Medical
 - Professional Services - Non-medical
 - Restaurant, Full-Service
 - Restaurant, Take-Out
 - Scrap Operations/Junkyards/automobile wrecking yards
 - Self Service Storage
 - Storage yards
 - Transient Habitation
 - Warehousing, Goods Transport and Storage
 - Wholesale Sales

- D. Manufacturing Activities**
 - Manufacturing - Basic Industry
 - Manufacturing - General
 - Manufacturing - Hazardous Operations
 - Manufacturing - Limited
 - Manufacturing - Data and Energy Processing**

- E. Agricultural and Extractive Activities**
 - Agriculture - General
 - Agriculture - Intensive
 - Agricultural Services
 - Mining and Quarrying
 - Plant and Forest Nurseries
 - Landscaping/Hardscaping

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Manufacturing – Data and Energy Processing

- a. Intent and Limitations – This grouping is intended to include manufacturing operations that involve high-intensity, technology-driven, and energy-dependent industries, which, by the nature of their function, require substantial utility demand, cooling capacity, or data processing infrastructure.
- b. Use Listing
Data Centers
Cryptocurrency mining operations

6. Activity Type – Planned Artisan Limited (added 01/11/2024)

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
Artisan Workshop
Art Studios
Cultural Creation Centers
Gallery Workshops
Jewelry making
Pottery making
Small Artisan/ Traditional Guild Group Learning Spaces
Shared or Collaborative Workshops
Sculpture making
Traditional Guild Blacksmithing
Woodworking