

APPENDICES

APPENDIX A	LANGUAGE AND DEFINITIONS
APPENDIX B	USE CLASSIFICATIONS AND SUPPLEMENTAL REGULATIONS
APPENDIX C	STANDARD BUILDING AREA ILLUSTRATIONS
APPENDIX D	REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL CAMPGROUND FACILITIES AND CABIN DEVELOPMENTS
APPENDIX E	DRIVEWAY CONNECTIONS PERMIT
APPENDIX F	PARKING LOT ILLUSTRATIONS – CORRESPONDS TO ARTICLE 7-104.2
APPENDIX G	NATIVE TREE RECOMMENDATIONS AND PLANTING GUIDELINES
APPENDIX L	ICC BUILDING PERMIT FEE SCHEDULE (BUILDING CODE BOOK)

APPENDIX A

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

SECTIONS

A-101	RULES FOR CONSTRUCTION OF LANGUAGE
A-102	GENERAL DEFINITIONS
A-103	DEFINITION OF LAND USE ACTIVITIES

A-101 **RULES FOR CONSTRUCTION OF LANGUAGE** - In the construction of this resolution, the rules and definitions contained in this article shall be observed and applied, except when the context clearly indicates otherwise:

- A. The particular shall control the general.
- B. The word "shall" is always mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "piece" or "parcel".
- E. The word "structure" includes all other structures, or parts thereof, of every kind regardless of similarity to buildings; and the phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for", and "occupied for".
- F. In the case of any difference of meaning or implication between the text of this resolution and any caption, illustration or table the text shall control.
- G. The word "permitted" or words "permitted as of right", means permitted without meeting the requirements for a use on review or with supplemental provisions.
- H. The words "permitted with supplemental provisions" mean an activity, use or structure is permitted subject to a finding by the Building Commissioner that the specific standards indicated for the use in question have been met.
- I. Words used in the present tense shall include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- J. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:
 - "And" indicates that all connected items, conditions, provisions or events shall apply.
 - "Or" indicates that the connected items, conditions, provisions, or events shall apply.
 - "Either or" indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
- K. All public officials, bodies, and agencies to which reference is made are those of Sullivan County, Tennessee.

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 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.

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.

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.

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.

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:
 - (1) The parcel must be used for residential and agricultural purposes including farming, dairying, pasturing, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry.
 - (2) Necessary accessory uses for packing, treating, or storing products produced upon a farm may be permitted; provided however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.
- (B) A parcel of land equal to or exceeding two (2) acres in size and less than fifteen (15) acres meeting the conditions of Subpart (A), above; provided that any farm within this category shall not include the raising of more than two (2) animal units per acre.

Floods - (See the Flood Damage Prevention Resolution, freestanding floodplain regulations, for all definitions pertaining to floods and floodplain provisions.)

Grade – A reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or between the building and a point six feet from the building, whichever is closer to the building.

Hazardous Occupancy - The principal use of a building or structure, or any portion thereof, that involves the manufacture, use or storage of highly combustible, flammable or explosive materials or materials that constitute a high fire hazard and as further defined as a Type "H" Occupancy, in Section 407, Standard Building Code.

Height, story – The vertical distance from top to top of two successive finished floor surfaces.

Home Occupation - An occupation or business activity which results in a product or service and which: is conducted, in whole or in part, in the principal dwelling; is conducted by at least one (1) family member occupying the residence; and is clearly subordinate to the residential use of the dwelling and premises. Home occupations do not include garage sales, yard sales, Christmas bazaars, or home parties that are held for the purpose of the sale or distribution of goods or services. However, if such sales and/or parties are held more than six (6) times in any calendar year; or operate in excess of twenty-four cumulative days in a calendar year, such sales and/or parties shall be considered a home occupation. (See Appendix A-103.6 for requirements).

Incidental alterations - Modifications to a building or structure that meet the following criteria:

- (A) Changes or replacements in the nonstructural parts of a building or other structure, including but not limited to the following:
 - (1) Alteration of interior partitions to improve livability in a nonconforming residential building, provided that no additional dwelling units are created;
 - (2) A minor addition to the exterior of a residential building, such as an open porch;
 - (3) Alterations of interior non-load bearing partitions in all other types of buildings or other structures;
 - (4) Replacement of, or minor changes in, capacity of utility pipes, ducts, or conduits.
- (B) Changes or replacements in the structural parts of a building or other structure, limited to the following examples or others of similar character or extent:
 - (1) Making windows or doors in exterior walls;
 - (2) Replacement of building facades having non-load bearing capacity; or
 - (3) Strengthening the floor load-bearing capacity, in not more than ten (10) percent of the total floor area, to permit the accommodation of specialized machinery or equipment.

Land with Minor Improvements - A tract of land that contains improvements including buildings or other structures having a total assessed valuation of ten thousand dollars (\$10,000) or less.

Livestock - A term meant to include cattle, sheep, swine, poultry and other animals or fowl, which are being produced primarily for use as food or food products for human consumption.

Livestock, Dairy, Poultry Structure - Any building, structure, installation, storage container, or storage site used in the operations of a livestock, dairy, or poultry facility, including, but not limited to, feed storage bins, litter storage sites, incinerators, manure storage sites, poultry houses, poultry disposal pits, and dead poultry cold storage chests.

Lot - A tract, plot, or portion of a subdivision or parcel of land intended as a unit for the purpose, whether immediate or future, for transfer of ownership or for building development.

Lot Area - The horizontal area included within the boundary lines of a lot.

Lot Corner - A lot situated at the intersection of two (2) streets.

Lot, Interior - Any lot other than a corner lot.

Lot, Through - Any lot that adjoins two (2) street lines opposite to each other and parallel or within forty-five (45) degrees of being parallel to each other. Any portion of a through lot that is not or could not be bounded by two (2) such opposite street lines and two (2) straight lines intersecting such street lines shall be subject to the regulations for an interior lot.

Lot Coverage - That portion of a zone lot which when viewed directly from above, could be covered by a building or any part of a building.

Lot Frontage - The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under yards.

Lot Line - A boundary of a zone lot.

Lot Line Equivalent - A straight line established for the purpose of determining the location and depth or width of a required yard and which either:

- (A) Joins points specified in these regulations, or
- (B) It is an extension of a street line or lot line.

Lot Measurements

- (A) Depth of a lot shall be considered to be the distance between the midpoints of straight lines connecting the foremost points of the side lot lines in the rear.
- (B) Width of a lot shall be considered to be the distance between straight lines connecting front and rear lot lines of each side of the lot, measured across the rear of the required front yard, provided however that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty (80) percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs, where the eighty (80) percent requirements shall not apply.

Lot-of-Record - A lot, which is part of a subdivision recorded in the office of the county Register of Deeds, or a lot or parcel described by metes, and bounds, the description of which has been so recorded and is in conformance with the effective regulations at the time of recordation.

Mixed Building - A building containing residential activities along with commercial and/or community facilities activities.

Manufactured Home - (See Section A-103, Dwelling, Manufactured Home.)

Manufactured Home Space - A designated area within a mobile home park for the exclusive use of the occupants of a single home.

Modular Home - (See Section A-103, Dwelling, Prefabricated)

Non-complying

- (A) Any lot of record that does not contain sufficient lot area to conform to the area requirements for the zoning district where the lot is located.
- (B) Any lawful building or other structure which does not comply with anyone (1) or more of the applicable bulk regulations, or
- (C) Any lawful use other than a nonconforming use, which does not comply with any part or any one (1) or more of the applicable regulations (either on the effective date of this resolution or as a result of any subsequent amendment) pertaining to:
 - (1) Location along a district boundary; or
 - (2) Accessory off-street parking and loading;

Non-conforming Use - A lawful use of a building or other structure, other than a sign, or of a tract of land which does not conform to any one (1) or more of the applicable use regulations of the district in which it is located, either on the effective date of this resolution or as a result of any subsequent amendment.

Occupancy - The principal use of land for the performance of a function or operation by a person, firm, corporation, or association as a single legal entity. For the purposes of this resolution there shall be only one principal use of land by any one person, firm, corporation, association or legal entity.

Owner – Any person, agent, firm, power-of-attorney, or corporation having a legal or equitable interest in the property.

Party Wall - A wall on an interior lot line used or adopted for joint service between two (2) buildings. Such walls shall extend from the foundation to the underside of roof sheathing without openings which would permit the spread of fire from one building to another and shall fully comply with fire and all other provisions and standards established for such walls in the Standard Building Code.

Permanent Access Easement - A perpetual easement guaranteeing right of ingress and egress to and from the premises of a lot owner to a street appurtenant to the land of the owner. Any permanent access easement utilized as the sole means of providing legal access to two (2) or more parcels of land shall: (1) be so designed as to assure continuing adequate ingress and egress for emergency vehicles; (2) be assured adequate continuing maintenance by an owners association or similar organization and be constructed to the standards of a public street as specified in the Subdivision Regulations. In any instance where a permanent access easement is located within a PUD District, the design standard shall be as approved in the development plans required, therefore.

Permit – An official document or certificate issued by the building official (Building Commissioner) or authorized administrative assistant under the BC’s authority, which shall document inspections and approval of the performance of a specified activity, building or use. (Same as Use Permit or Zoning Compliance Permit)

Person - An individual, firm, partnership, corporation, company, association, joint stock association, or body politic, and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Planned Unit Development - A relatively large, interrelated development adhering to a master development plan and located on a single tract of land, or on two (2) or more tracts of land, which may be separated only by a street or other right-of-way.

Principal Activity - An activity, which fulfills a primary function of an establishment, institution, household, or other entity.

Principal Building - A building that contains the principal activity or use of the zone lot on which the building is situated.

Recreational Vehicle – A self-contained vehicle type unit primarily designed as a temporary living quarters for recreation, camping or travel use, which either has its own motor power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home.

Recreational Vehicle Park/Campground - An area or tract of land where two or more recreational vehicle sites are located, established or maintained for occupancy for vacation and travel purposes.

Required Yard - (See Yard, Required.)

Residence - A building or part of a building containing one (1) or more dwelling units or rooming units, including one-family or two-family houses, multiple dwellings, boarding or rooming houses, or apartment hotels, However, residences do not include:

- (A) Such transient accommodations as transient hotels, motels, tourist homes, or similar establishments, or
- (B) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing group living or sleeping accommodations, or
- (C) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities, or
- (D) In a mixed building, that part of the building used for any nonresidential uses, except uses accessory to residential uses.

Residential - Pertaining to a residence.

Residential Building - Any building utilized solely for residential activities and their accessory functions.

Right-of-Way Line - Right-of-way line is a line contiguous with a lot line dividing a lot from an abutting street.

Rooming House - (See Lodging, House.)

Rooming Unit - One (1) or more rooms that are arranged, designed, used or intended for occupancy by one (1) or more persons, and that do not include lawful cooking space or lawful sanitary facilities reserved for the occupants, thereof.

Setback Line - A line, which establishes the minimum distance the principal building, must be setback from the street line.

Setback Measurement – A horizontal measurement from the property line to the building. All structures shall meet the required building setbacks as measured from the property line to the overhang of such structure, including the overhang of the roof or any appurtenance or structural component thereof, but excluding mechanical heating and air units and guttering. *(Amended 10/15/2018)*

Sexually Oriented Material - Means any book, article, magazine, publication or written matter of any kind, drawing, etching, painting, photograph, motion picture film or sound recording that depicts sexual activity, actual or simulated, involving human beings or animals, or which exhibits uncovered human genitals or pubic region in a lewd or lascivious manner, or which exhibits male genitals in a discernibly turgid state if completely uncovered.

Sign – Means any accessory structure or fixture used for the purpose of communicating a message, temporary or permanent, commercial or non-commercial. See Article IX for further definitions).

Single Ownership - Means a proprietary interest of a landholder as defined herein.

Specified Anatomical Areas - Means any of the following:

- (A) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areola; or
- (B) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activity - Means any of the following:

- (A) Human genitals in a state of sexual stimulation or arousal;
- (B) Acts of human masturbation, sexual intercourse or sodomy;
- (C) Fondling or other erotic touching of human genitals, pubic regions, buttocks or female breasts;
- (D) Flagellation or torture in the context of a sexual relationship;
- (E) Masochism, erotic or sexually oriented torture, beating or the infliction of pain;
- (F) Erotic touching, fondling or other such contact with an animal by a human being;
- (G) Human excretion, urination, menstruation, vaginal or an irrigation as part of or in connection with any of the activities set forth in "A" through "F", above.

Story – That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above.

Street - A publicly maintained right-of-way, other than an alley, which affords a primary means of access to abutting property.

Street Line - A lot line dividing a lot from an abutting street.

Structure - Any object constructed or installed by man, including but not limited to buildings, towers, smokestacks, and overhead transmission lines. For the purposes of this ordinance, structure shall not include driveways, parking lots, or patios that are not covered by a roof or are not an integral or structural part of a building.

Use - The performance of a function or operation that constitutes the use of land.

Use and Occupancy Permit - A written permit issued by the Building Commissioner required before occupying or commencing to use any building or other structure or any zone lot. (Same as building permit or zoning compliance permit).

Vegetative Reserve Green Strip – An area free from any buildings and parking areas, which shall maintain a minimum vegetative area in order to control access and stormwater run-off. See Section 8-107.2 for requirements and details.

Vehicular Use Area - Vehicular use area as used in this resolution shall mean any group surface area, except public right-of-way, used by any type of vehicle whether moving or at rest for the purpose of driving, parking, loading, storage or display (automotive sale lots). Also included are activities of a drive-in nature in connection with banks, restaurants, filling stations and grocery stores.

Yard - An open space on the same lot with a building or building group lying between the front, rear, or side wall of a building and the nearest lot line, unoccupied except for projections and the specific minor uses or structures allowed in such open space under the provisions of this resolution.

Yard, Diagram – The standards for determining a yard with regards to buildable area shall conform to the standards of the *American Planning Association's Planning Advisory Service Reports*, current report on Zoning Definitions (see Appendix C as amended on August 15, 2005).

Yard, Front - A yard extending along the full length of a front lot line. In the case of a corner lot, a yard at least the full depth required for a front yard in these regulations and extending along the full length of a street line shall be considered a front yard. At least one (1) such yard shall be designated for each corner lot; at least two (2) such yards shall be designated for each through lot, and each through corner lot.

Yard, Rear – The yard area extending along the full length of the rear property line that is most parallel to the front property line as measured from the road and the distance between such rear property line and the back plane of the principal structure. (Amended 10/15/2018)

Yard Required - That part of a zone lot extending open and unobstructed from the lowest level to the sky along the entire length of a lot line, and from a lot line equivalent for a depth of width set forth in the applicable regulations. Only such obstructions, projections and specific minor uses, or structures allowed in such open space under the provisions of this resolution may be permitted in any required yard.

Yard, Side - A yard area extending along a side lot line from the required front yard to the required rear yard. A side yard abutting a street shall have the same setback requirement as the front yard setback. *Interior side yards are measured from the side property line to the side plane of the principal overhang of the structure.* (Amended 10/15/2018) **See Appendix C for illustrations that correspond to these definitions.**

Zone or Zoning Lot - For the purpose of this resolution, a zone lot is a parcel of contiguous land that is or may be developed or utilized under one ownership as a unit site for a use or group of uses and which is of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

- (A) A single lot of record;
- (B) A portion of a lot of record;
- (C) A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of records;
- (D) A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this resolution.

For the purpose of this definition, the ownership of a zone lot shall be deemed to include a lease of not less than fifty - (50) year's duration.

Zoning Map - A map or series of maps and special overlays (the official copy being maintained by the city recorder) showing districts and special districts that are established under the provisions of and, hereby, being a part of this resolution.

Zoning Permit - A general term referring to a permit required to construct, reconstruct, alter or use any building or other structure or any zone lot and including the following specific permits required by this resolution.

- (A) Zoning Compliance permit.
- (B) Certificate of Occupancy Permit.

A-103 DEFINITION OF LAND USE ACTIVITIES - The definitions within this section are applicable to specific land use activities appearing throughout this resolution.

A-103.1 Residential Activities

1. Permanent Residential Activities:

Dwelling, Apartment – Multi-family housing with individual leased units contained in a building or cluster of buildings held under one ownership, on one parcel.

Dwelling, Condominium – A single-family attached dwelling constructed in a series or group of attached units with *unit property* lines separating such property; provided however the land is held in common ownership by the entire residents of the development. Condominium properties shall be governed by the TCA provisions on the Horizontal Property Act, as well as the effective and current zoning and subdivision regulations of Sullivan County. Condominiums are not defined the same as townhouse patio homes or townhouse apartments.

Dwelling, Duplex - A building containing not more than two dwelling units located on one (1) zone lot.

Dwelling, Manufactured Residential Home (singlewide mobile home) - A detached residential dwelling unit with all the following characteristics:

- a. Designed for long-term occupancy, not less than 32 feet in length;
- b. Constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels;
- c. Arriving at the site where it is to be occupied as a dwelling. Manufactured home dwellings do not include camping trailers, commercial mobile structures, motor homes, recreational vehicles, travel trailers, truck campers or similar units designed to provide temporary living quarters, temporary office space, or accessory storage or use; and
- d. A manufactured dwelling unit, for purposes of this Resolution, does not include a mobile unit to be used in conjunction with any non-residential, commercial or industrial activity.

Dwelling, Multi-Family - A building containing three (3) or more dwelling units or a complex of duplexes. The term includes cooperative apartments, garden apartments, townhouse apartments, and the like.

Dwelling, Prefabricated Residential Home (doublewide or modular homes) – Any residential dwelling whether partially or completely constructed in a manufacturing facility which is not constructed on only a single self-contained unit and mounted on a single chassis, and as further defined in Section 68-36-202, (4) and (8) of the T.C.A. (singlewide dwellings). All other prefabricated residential dwellings shall be considered the same as site-built homes pursuant Sections 13-24-201 and 13-24-202 of the T.C.A. and shall have the same general appearance as required for site-built homes.

Dwelling, Single-Family - A building containing not more than one (1) dwelling unit located upon one (1) zone lot.

Dwelling, Single-Family Attached – A residential unit designed for long-term occupancy within a condominium structure and subject to the TCA regulations for Horizontal Property Act.

Dwelling, Single-Family Flats – A residential unit designed for long-term occupancy and ownership, within a mixed-use and multi-storied structure wherein the residential unit is on the 2nd or higher stories.

Manufactured Home Park (mobile home park) - A lot containing, or designed for the location of, two or more manufactured residential dwellings (singlewide mobile homes). (See ARTICLE III, Subsection 3-104.2, "Development Standards for Manufactured Home Parks").

Dwelling, Patio Home – A single-family dwelling constructed with shared party walls on individual lots. Patio homes shall be also known as "zero-lot-line" single-family homes in which one side yard may be reduced to zero setbacks with a common party wall, provided however the other side yard meets the required setback.

Dwelling, Townhouse-Apartment – Single-family dwelling unit designed in a series or cluster of buildings on one parcel as part of a multi-family housing complex. For purposes of this resolution, such type of housing shall not be considered the same as condominiums or patio homes.

2. **Semi-Transient Residential Activities:**

Lodging House - This is a general term and includes all places of semi-transient residential occupancy (as herein defined). The term lodging house is intended to include dormitories, rooming houses, boarding houses, apartment hotels, residential hotels and all similar facilities coming within the general definition of semi-transient residential activities.

Semi-Transient Residential Establishment - An establishment where lodging is provided for compensation partly on a weekly or longer basis and partly for a shorter time period, but with less than thirty (30) percent of the living units under the same ownership or management on the same zone lot being occupied on a less than monthly basis; but excluding institutional living arrangements involving the provision of specific kinds of forced residence, such as nursing homes, orphanages, asylums, and prisons.

A-103.2 Community Facilities Activities

1. **Childcare Facility** - A licensed establishment wherein an agency, person or persons regularly provides non-medical care for a group of five (5) or more children for periods of less than twenty-four (24) hours a day. Childcare facilities as herein defined do not include pre-schools, nursery schools, kindergartens, or other facilities the primary purpose of which is educational, recreational or medical. There are four types of Childcare facilities as defined by the State:
 - a. Childcare Home – Family - A licensed family dwelling of a person or persons who regularly provides direct care during part of a twenty-four (24) hour day to five (5) to seven (7) children.
 - b. Childcare Home - Group - A licensed, childcare home or an agency that regularly provides care for eight (8) to twelve (12) children in either a family dwelling of the licensee / care provider or in a premises other than the family dwelling. The number of children being provided care may be increased to fifteen (15), if four or more of the children are of school age and if adequate space is available to accommodate the additional children as provided in Tennessee State law and this resolution.
 - c. Childcare Center - A licensed agency that provides for the care of thirteen (13) or more children.
 - d. Daycare – Minor Home Occupation – Four or less unrelated children.
2. **Community Assembly** - An establishment providing meeting, recreational, or other social facilities for a private or non-profit association, primarily for use by members and guests.
3. **Cultural and Recreational Services** – Any type of use offering family entertainment type services whether outdoor or indoor facilities, such as: camping, golfing, swimming, hiking, fishing, musical events, performances, picnic areas, outdoor paintball, horseback riding, archery, boating, non-motorized bicycle motor cross, skateboard/roller blade, ice-skating, miniature golf, and other similar outdoor recreational activities, which operate on a seasonal basis open to the public and managed/owned by a governmental and/or non-profit entity. This category shall not be considered the same as commercial campgrounds that fall under the Commercial Activity – group assembly and commercial outdoor recreational facilities. *(Amended on 09 17 07).*
4. **Essential Public Transport, Communication and Utility Services** - Public or quasi-public facilities necessary and incidental to the operation of transport, communication and utility services. These facilities operate primarily as distribution networks and do not include production, storage or processing facilities for the product or service being distributed.
5. **Extensive Impact Facilities** - This is a diverse grouping of facilities that share the characteristic of potentially exerting high-level impact upon surrounding properties. While the nature of the impact varies with the particular use, all the activities included within this grouping must be carefully managed if surrounding activities are to be adequately protected from adverse characteristics associated with the activities included within this grouping.

6. **Health Care Facilities** - Establishments included within this grouping are principally involved in providing a broad range of health care, treatment and convalescent services to individuals suffering physical or emotional distress. Facilities within this grouping include the following:
 - a. **Center for Observation and Rehabilitation** - A licensed medical facility wherein services more intensive than those required for room, board, personal services and general nursing care are provided to an in-patient population, but which involves **no** form of forced residency of the type required within drug and alcohol rehabilitation facilities.
 - b. **Hospital** - An institution that (1) offers services more intensive than those required for room, board, personal services and general nursing care; (2) offers facilities and beds for use beyond twenty-four (24) hours by individuals requiring diagnosis, treatment or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; and (3) regularly makes available clinical laboratory services, diagnostic services (including X-Ray, C-T Scan, etc.,) and treatment facilities for surgery or obstetrical care or other definitive treatment. This activity may include offices for medical or dental personnel, central service facilities such as pharmacies, medical laboratories, and other related uses.
 - c. **Medical Clinics** - A public or private nonprofit institution providing a full range of basic general medical care designed to preserve the health, prevent disease and care for the common illnesses and disabilities of the population within a specified geographic area.
7. **Intermediate Impact Facilities** - This classification includes a diverse listing of activities which share the characteristic of exerting a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements or potential nuisances associated with such uses.
8. **Religious Facilities** - Any structure or site such as a church, synagogue, chapel, sanctuary or cathedral used for purposes of individual or collective involvement with a religious activity, such as rites, rituals, ceremonies, prayers and discussions.
9. **Special Institutional Care Facilities** - This is a general term that is intended to include all facilities that involve forced residency, full time supervision and care for: (1) individuals who are legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol; and (3) individuals who are mentally ill, including the criminally dangerous or others who for their own protection or the protection of society must be confined.
10. **Special Personal and Group Care Facilities** - This is a general term that is intended to include residential facilities for the care of elderly or infirm persons who may require special care and/or supervision. The term is intended to include facilities that are principally residential in nature but wherein long-term medical or rehabilitative services are provided for the residents. This term is not intended to include facilities for the criminally dangerous or psychotic. Special personal and group care facilities include the following:
 - a. **Assisted Living Facilities for Elderly or Handicapped Persons** - A residential facility other than a dwelling unit (as defined above) intended for occupancy by unrelated individuals who are handicapped, aged, or disabled and wherein meals are prepared and served in a common dining facility and limited assistance is provided for daily activities.
 - b. **Convalescent Homes** - (See Nursing Homes.)
 - c. **Family Care Facilities** - A licensed facility wherein residential services are provided to eight (8) or fewer unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs. This grouping does not include facilities providing residential services to delinquent minors, the criminally dangerous, the addicted, and/or mentally ill individuals.
 - d. **Group Care Facilities** - A licensed facility wherein residential services are provided to nine (9) or more unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs. This grouping does not include facilities providing residential services to delinquent minors, the criminally dangerous, the addicted, and/or mentally ill individuals.
 - e. **Day-Care Facilities for Elderly Persons** - A licensed establishment wherein an agency, person or persons regularly provides non-medical care for a group of unrelated individuals who are handicapped, aged, disabled or otherwise in need of adult supervision in accordance with their individual needs for periods of less than twenty-four (24) hours a day.
 - f. **Nursing Homes** - A general term used to describe a licensed establishment providing bed care and in patient services for individuals needing regular medical attention but excluding

a facility providing surgical or emergency medical services or providing care for mental illness or communicable disease. Retirement or rest homes, and convalescent homes are included within this term.

11. **Substance Abuse Treatment Facility and/or Methadone Treatment Clinic:** *(added 11-15-2010)*

- a. Medical clinic means a facility properly licensed in the State of Tennessee for examining and treating patients with medical problems on an out-patient basis. A standard medical clinic is *not* a methadone treatment clinic or facility, or substance abuse treatment facility as may be defined or used in this Code.
- b. Methadone treatment clinic or facility means a facility properly licensed in the State of Tennessee for counseling of patients and the distribution of methadone for out-patient, non-residential purposes only, and such facility is not included in the meaning of a medical clinic, substance abuse treatment facility, or institution for human care as may be defined or used in this Code.
- c. Substance abuse treatment facility means a facility properly licensed in the State of Tennessee with the purpose of providing out-patient treatment, counseling, or similar services to individuals who are dependent on legal and illegal drugs, opiates, alcohol or other similar substances, and such facility is not included in the meaning of a medical clinic or methadone treatment clinic or facility, or institution for human care as may be defined or used in this Code.

A-103.3 Commercial Activities

1. **Adult Entertainment Activities** - An establishment having as a substantial or significant portion of its stock in trade the provision or sale of products or services defined by this ordinance as "Adult Entertainment". Adult entertainment activities include the following:
 - (a) Adult Bookstore - An establishment having as a substantial or significant portion of its stock in trade books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined in this article, or an establishment with a segment or section devoted to the display or sale of such material.
 - (b) Adult Mini-Motion Picture Theater - An enclosed building with a capacity for less than fifty (50) persons used for presenting material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined in this article, for observation by patrons therein.
 - (c) Adult Motion Picture Theater - An enclosed building with a capacity for fifty (50) or more persons used for presenting material depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined in this article, for observation by patrons therein.
2. **Convenience Retail Sales and Services** - An establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale of goods and/or services from the premises of frequently and recurrently needed items for personal consumption or household use. Convenience food stores may include accessory gasoline sales, provided that the pump facilities are capable of serving no more than four (4) vehicles at one time.
3. **Entertainment and Amusement Services - Limited** - A recreational activity operated as a profit-making enterprise, conducted entirely within an enclosed building and serving groups of less than five hundred (500) assembled spectators and/or participants.
4. **General Business and Communications Services** - A commercial activity engaged in providing services to other commercial enterprises.
5. **Group Assembly and Commercial Outdoor Recreational Facilities** - This category relates to recreational establishments open to the public for a fee and owned or operated by a private individual or commercial business. This grouping includes the recreational facilities such as paint ball, campgrounds, sports arenas, fairgrounds, racetracks, amusement parks, and other similar recreational pursuits on a broad or limited scope depending on zoning district (*amended on 09 17 07 & 10/20/2022*)).
6. **Professional Services - Medical** - This activity classification is intended to include establishments primarily engaged in providing therapeutic, preventative or correctional personal treatment services on an out-patient

basis by physicians, dentists, and other medical practitioners, as well as the provision of testing and analysis services. Offices of doctors, dentists and other health care providers are included within this classification. This grouping is limited and does not include the broad ranging services provided at general health care facilities such as hospitals but does include the limited outpatient services provided at outpatient clinics, whether operated for profit or otherwise.

7. **Restaurant - Full Service** - An establishment where the principal business is the sale of food and beverages in a ready-to-consume state and where the design or principal method of operation consists of one or more of the following:
 - a. A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed; or
 - b. A cafeteria or cafeteria-type operation where foods and beverages generally are served in non-disposable containers and consumed within the restaurant; or
 - c. Small specialty restaurants having floor area exclusively within a shopping center or office park, sharing common parking facilities with other businesses within such centers, and having access to a common interior pedestrian access way.
8. **Salvage yard/Junkyard/Scrap Operations** – A parcel of land on which waste material or inoperable vehicles and other machinery are collected, salvaged, or sold. Materials shall include but are not limited to scrap iron and other metals, paper, rags, rubber tires, and bottles.
9. **Self-Service/Mini-Warehouse Storage Facilities** - A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and removal of personal effects. Such facilities shall not be considered the same as wholesale or general storage for commercial or manufacturing purposes *(amended on 09 17 07)*.
10. **Service Station, Gasoline** – A place of retail business at which outdoor automobile refueling is carried on using fixed dispensing equipment connected to storage tanks by a closed system and services generally required in the operation and maintenance of motor vehicles and fulfilling of motorist needs may also be available. The building consists of a sales office where automotive accessories and packaged automotive supplies may be kept or displayed. It may also include one or more service bays in which vehicle washing, lubrication and minor replacement, adjustment and repair services are rendered.
11. **Storage Yard** – A commercial accessory use, which accommodates the transitional placement of goods and products for display and sale purposes.
12. **Truck Terminal** – A general land use term used to describe any principal or accessory use associated with the transport, storage, unloading, loading, selling, or any other function of large trucks, semis, tractor-trailers and the like relating to the transport of goods or passengers from one point of the route to another.
13. **Waste Transfer Stations** - This activity includes a convenience center for collection and mechanical compaction of domestic waste transported in from individual households.
14. **Wrecking Storage Yards** – A commercial enterprise for the storage of automobiles **not** for salvage, repair, or sale whether in whole or in parts. Such wrecking storage yard is for the temporary placement of vehicles hauled for a service until the owner can reclaim such vehicle.
15. **Steel Storage/Cargo Shipping Container** – The standard steel cargo container sizes are twenty (20) feet long by eight and half (8 ½) feet high or forty (40) feet long by eight and half (8 ½) feet high.

A-103.4 **Manufacturing Activities**

1. **Manufacturing - Basic Industry** - An establishment engaged in the basic processing, conversion and manufacturing of materials or products predominantly from extracted or raw materials, or manufacturing processes utilizing flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, other than those classified in the Hazardous Operations Activity Type.
2. **Manufacturing - General** - This grouping includes all manufacturing operations excepting those classified as Basic Industry or Hazardous Operations
3. **Manufacturing - Hazardous Operations** - Any establishment engaged in production and/or storage of materials that present serious hazards to human life and health.
4. **Manufacturing - Limited** - An establishment primarily engaged in the on-site production of limited quantities of goods by hand manufacturing that generally involves the use of hand or small power tools that may include the incidental direct sale of those goods to consumers.

A-103.5 Agricultural and Extractive Activities

1. **Agricultural, General** - This term is intended to include farms (and farm residences) that involve orchards, raising of livestock, dairy cattle, horses or poultry, and truck farming.
2. **Agriculture, Intensive** - These agricultural uses include operations where animals are tightly confined in buildings or outdoor pens including operation of one or more of the following:
 - a. **Dairy Farm** - This term means any place or premises where cows are kept and from which a part or all of the milk or milk products is provided, sold or offered for sale to milk plant, transfer station or receiving station.
 - b. **Egg Production House** - Means any place or premises where chickens are kept for production of eggs for resale to processors, wholesalers or retailers.
 - c. **Feedlot** - Means a lot, yard, corral or other area in which livestock are confined primarily for the purposes of feeding, growing, raising, or birthing prior to slaughter. Feedlot does not include areas that are used for the raising of crops or other vegetation upon which livestock are allowed to graze or feed.
3. **Agricultural Services** - This term is intended to encompass a wide variety of service activities that directly support production of crops and animals but are not in and of themselves agricultural activities.
4. **Mining, Quarrying and Soil Extraction** - This term is intended to include all operations engaged in the removal by excavation, stripping, dredging or otherwise taking of soil, gravel and sand for off-site use.
5. **Plant and Forest Nursery** - This category includes nurseries with or without retail sales or accessory greenhouses. A minimum of fifty-one (51) percent of all materials sold by a nursery must be grown on-site. Landscaping and hardscaping businesses associated with plant nursery operations shall be considered incidental and subordinate to the nursery operation. Hardscaping materials and display areas shall not include concrete or asphaltic paving operations, but shall be limited to wood, plastic and masonry materials associated with landscaping techniques. Landscaping involving ponds, wetlands and other features shall be included in this category; however, swimming pool construction shall be considered a type of commercial operation.

A-103.6 Accessory Activities

1. **Accessory Dwelling Unit (ADU)** - An ADU shall be considered an accessory use to any single-family dwelling when such apartment is occupied by a family member and complies with the provisions of Appendix B, Section B-105.1.
2. **Bed and Breakfast Establishments**
 - A. **Bed and Breakfast Homestay** – A minor home occupation that provides one (1) to three (3) rooms for occasional paying guests on an overnight basis for periods not to exceed fourteen (14) days with one

- (1) daily meal being available on the premises. A bed and breakfast homestay is allowable only in a building originally constructed as a single-family dwelling.
- B. ***Bed and Breakfast Inn*** - An operator or owner-occupied residence that provides between four (4) and twelve (12) rooms for paying guests on an overnight basis for periods not to exceed fourteen (14) days with one (1) daily meal being available on the premises. A bed and breakfast inn is allowable only in a building originally constructed as a residence. Bed and breakfast inns are subject to approval by the Tennessee Department of Environment and Conservation, Ground Water Protection County Office, in addition to all local requirements.
3. **Farm Employee Housing** - A single family or singlewide mobile home dwelling unit (if permitted in such zoning district) provided for an individual employed full-time at the farm on which the unit is located shall be considered as accessory to an agricultural use when such dwelling is in addition to another existing legal residence and complies with the provisions of Appendix B, Section B-105.1 (Accessory Uses Permitted).
4. **Home Occupation** – An accessory use of a dwelling unit for gainful employment which: a) is clearly incidental and subordinate to the use of the dwelling unit as a residence; b) is carried on solely within the main dwelling and does not alter or change the exterior character or appearances of the dwelling; c) is located in a residential district; and no article is for sale except such services produced by such home occupation.
- 4(a) – Minor Home Occupation** – An accessory use that meets the above restrictions of an in-home business, which shall comply with all supplemental regulations as required in Appendix B-105 Part 11 and will not require customers, clients or students to come to the home for services; rather all business activities are restricted to on-line or off-site sales, trades or services.
- 4(b) – Major Home Occupation** – An accessory use that meets the above restrictions of an in-home business however may require customers, clients or students coming to the home in-person for sales, trade or services. Such Major Home Occupation shall require consideration for approval by the Board of Zoning Appeals, who may consider conditions of approval to ensure the zoning principals are upheld. Such Conditions of Approval may include by-appointment-only or a limit of clients per day to safeguard the residential neighborhood. *Amended 2023*
5. **Truck Farming** – A type of rural home occupation, which is accessory to the general agricultural use of the land wherein agricultural products are sold on the premises or within 500 feet of the farm. For purposes of this resolution, truck farming shall not be considered the same as a flea market or farmers market but shall be an accessory use to the farming operation on a temporary and seasonal basis.
6. **Residential Accessory Storage Structures** – An accessory structure to the principal dwelling that may be used for the storage of residential goods, such as automobiles, lawn mowers, bicycles, toys, seasonal decorations, patio furniture, etc. Such structures may be detached garages, pool houses, gazebos, carports, utility sheds, garden/potting sheds or other similar structures that cannot be classified otherwise.

APPENDIX B

USE REGULATIONS AND SUPPLEMENTAL REGULATIONS

SECTION

B-101	USE CLASSIFICATION
B-102	LISTING OF ACTIVITY TYPES
B-103	DETAILED ACTIVITY LISTING
B-104	SUPPLEMENTARY USE REGULATIONS
B-105	ACCESSORY USES
B-106	TEMPORARY USES

B-101 **USE CLASSIFICATION** - The use regulations of the zoning districts are based on the following use classification system.

B-101.1 **Purpose and Intent** - The purpose of these provisions is to classify uses of land into a number of specially defined activity types on the basis of common functional characteristics and similar compatibility with other uses, thereby providing a basis for regulation of uses in accordance with criteria that are directly relevant to the public interest. These provisions shall apply throughout this zoning resolution.

B-101.2 **Classification of Principal Uses** - The following rules shall apply where a single lot contains activities that resemble two (2) or more different activity types that are not classified as accessory activities.

1. **Classification of Each Establishment** - The principal activities conducted on a single lot by each individual establishment, management, or institution shall be classified separately.
2. **Classification of Major Classes of Activities** - If the principal activities conducted on a single lot by a single establishment, management, or institution resemble two (2) or more different major classes of activities, to wit, residential, community facilities, commercial, manufacturing, or agricultural and extractive activities, the principal activities of each major class shall be classified separately.
3. **Classification of Multiple Activity Types** - If principal activities conducted on a single lot by a single establishment, management, or institution resemble two (2) or more activity types within the same major class of activities, all such principal activities shall be classified in the activity type within said class the description of which type most closely portrays the overall nature of such activities. However, when activity types have any characteristics of group assembly and commercial outdoor recreation; community assembly; extensive impact facilities; outside material and equipment sales and repair yards; restaurant; fast food; warehousing, goods transport and storage; hazardous manufacturing or mining and quarrying, all principal activities within the same major class of activities as any of such types shall be classified within that one of such types the description of which most closely portrays said principal activities; except that all such commercial activities shall be classified within the scrap operation activity type if they have any of its characteristics.

B-101.3 **Accessory Uses and Activities** - In addition to the principal activities presented in Sections B-102 through B-105, below, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth in Section B-105.

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

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

B-103.1 Residential Activities - Class and Types1. Activity Type - Permanent Residential Activities

- a. Intent and Limitations - This grouping is intended to include permanent residential activities that involve the occupancy of a dwelling unit as defined by this resolution. This form of occupancy shall not be construed to include:
- (1) Institutional living arrangements involving provision of special care or forced residence, such as nursing homes, convalescent homes, rest homes, orphanages, asylums, and prisons; or
 - (2) Transient accommodations such as transient hotels, motels, tourist homes, or similar establishments; or
 - (3) Dormitories, nurses' residences, fraternity or sorority houses, monasteries or convents, or similar establishments containing group living or sleeping accommodations; or
 - (4) In a building with mixed-use occupancy that part of the building used for any nonresidential uses except accessory residential uses.
- b. Use Listing - The following types of dwelling units and residential developments, as defined by this resolution, are considered as permanent residential activities when located within any district. However, only those dwelling unit types as indicated by individual district regulations may be permitted therein.

*Dwelling - Single-Family**Dwelling - Duplex**Dwelling - Multi-Family**Dwelling - Manufactured Home**Open Space Residential Development*2. Activity Type - Semi-Transient Residential Activities - This grouping is intended to include residential activities that are semi-transient in nature and involve the occupancy of a rooming unit as defined by this resolution. This form of occupancy shall not be construed to include:

- a. Intent and Limitations - Institutional living arrangements involving provision of special care or forced residence, such as nursing homes, convalescent homes, rest homes, orphanages, asylums, and prisons; or

In any building with mixed-use occupancy that part of the building used for any nonresidential uses except accessory residential uses.

- b. Use Listing - A general term "Lodging House" is included within this resolution to describe a group of residential uses considered semi-transient in nature when they meet the general limitations of rooming units (as defined by this resolution). The term lodging house is intended to include, subject to the general limitations for semi-transient residential activities, the following residential types:

*Apartment Hotel**Boarding House**Rooming House**Residential Hotel*

B-103.2 Community Facilities Activities - Class and Types

1. Activity Type - Administrative Services

- a. Intent and Limitations - This grouping is intended to include the activities typically performed by public, utility and private non-profit administrative offices.
- b. Use Listing
 - City, County, State, and Federal Offices*
 - Civil Defense Facilities*
 - Court Buildings*
 - Fire Department Facilities*
 - Police Department Facilities*
 - Post Offices*

2. Activity Type - Childcare Facilities

- a. Intent and Limitations - This grouping is intended to include licensed establishments wherein an agency, person or persons regularly provide non-medical care for a group of five (5) or more children for periods of less than twenty-four (24) hours a day.
- b. Use Listing
 - Childcare Center – 13 or more unrelated children*
 - Daycare in home – 4 or fewer unrelated children*
 - Family Childcare Home – 5-7 children*
 - Group Childcare Home – 8-12 children*

3. Activity Type - Community Assembly

- a. Intent and Limitations - This grouping is intended to include a broad range of facilities utilized as public gathering places in conjunction with various social and recreational events. This grouping is not intended to include facilities primarily utilized for profit, nor is it to include any facility that has the characteristics associated with extensive impact community facilities.
- b. Use Listing
 - Civic, Social, Fraternal, and Philanthropic Associations*
 - Private (nonprofit) Clubs, Lodges, Meeting Halls, and Recreation Centers*
 - Temporary Nonprofit Festivals*

4. Activity Type - Cultural and Recreational Services

- a. Intent and Limitations - This grouping is intended to include services and facilities of a cultural or recreational nature, which are either owned by, or operated for the use and enjoyment of the general public. The grouping is not intended to include entertainment and amusement facilities that are operated by private persons as profit making ventures.
- b. Use Listing
 - Art Galleries (Noncommercial)*
 - Athletic Associations*
 - Libraries*
 - Museums*
 - Parks, Playgrounds, and Playfields*
 - Planetariums and Aquariums*
 - Recreational Centers and Gymnasiums (Public Nonprofit)*
 - Swimming Pools and Beaches*
 - Yachting Clubs (Private)*
 - Zoological and Botanical Gardens (Noncommercial)*

5. Activity Type - Educational Facilities

- a. Intent and Limitations - This grouping is intended to include services and facilities typically performed by public, parochial and private nursery schools, kindergartens, primary and secondary schools. The grouping is not intended to include special training and schooling services offered by private individuals for profit or technical schools, colleges and universities.
- b. Use Listing
Public, Parochial, and Private Kindergartens
Primary and Secondary Schools

6. Activity Type - Essential Public Transport, Communication, and Utility Services

- a. Intent and Limitations - This grouping is intended to include facilities necessary and incidental to the operation of transport, communication, and utility services. The grouping is not intended to include major transport terminals or utility production and processing facilities.
- b. Use Listing
Gas, Electric, and Water Distribution Lines and Pumping Facilities for Water and Sewer Systems
Rights-of-Way for all Modes of Transportation
Sewage Collection Lines

7. Activity Type - Extensive Impact Facilities

- a. Intent and Limitations - This grouping is intended to include public activities and facilities that have a high degree of impact upon surrounding land uses due to nuisance characteristics, traffic generation, and parking requirements. This grouping does not include operation engages in storage, processing or reprocessing, transport or disposal of waste materials. (See Waste Disposal Operations and Commercial Scrap Operations)
- b. Use Listing
Airports, Air Cargo Terminals, Heliports, Helistops,
or Any Other Aeronautical Devise
Electricity Generating Facilities
Major Petroleum and Natural Gas Transmission Lines
and Facilities
Marine Terminals
Military Bases or Reservations
Railroad, Bus, and Transit Terminals
Railroad Yards and Other Transportation Equipment
Marshaling and Storage Yards
Renewable Energy: Commercial Solar & Wind/Turbine Facility Sites
Water and Sewage Treatment Plants

8. Activity Type - Health Care Facilities

- a. Intent and Limitations - This grouping is intended to include medical and other health care facilities that are required for promotion and protection of public health and safety. This grouping is not intended to include the offices, clinics, laboratories, etc., of private physicians or of other health care professionals.
- b. Use Listing
Center for Observation and Rehabilitation
Hospitals
Medical Clinics

9. Activity Type - Intermediate Impact Facilities

- a. Intent and Limitations - This grouping is intended to include a broad range of public and private activities that have a significant effect upon surrounding land uses due to their traffic generation characteristics, parking requirements, land requirements, or potential nuisances associated with such uses.
- b. Use Listing
Cemeteries, Columbarium, and Mausoleums
Colleges, Junior Colleges, and Universities,
but Excluding Profit-Making Business Schools
Commercial Boat Docks, Marinas, and Yacht Clubs
Electrical and Gas Substations (excluding utility-scale/commercial solar or wind/turbine facilities)
Funeral Homes and Crematoriums
Golf Courses
Major Mail Processing Centers
Radio, Telephone, Television Towers, and
Transmission Facilities (Cell towers)
Water Storage Facilities

10. Activity Type - Religious Assembly Facilities

- a. Intent and Limitations - This grouping is intended to include facilities utilized by various religious organizations for worship or community service functions and all facilities and operations related thereto, including, but not limited to, childcare facilities, youth ministry facilities and parents' day out. The grouping is not intended to include facilities that primarily function to produce products, including printed matter, for sale or general distribution to groups other than the immediate membership of the organization located upon the same zone lot nor is it intended to include school facilities providing primary or secondary education.
- b. Use Listing
Chapels
Churches
Convents and Monasteries
Sanctuaries
Synagogues
Temples

11. Activity Type - Special Institutional Care Facilities

- a. Intent and Limitations - This grouping is intended to include facilities that involve forced residency, full time supervision and care for: (1) individuals legally confined due to violations of law; (2) individuals who are addicted to drugs and/or alcohol and (3) individuals who are mentally ill, including the criminally dangerous
- b. Use Listing
Detention and/or Correctional Institutions
Drug and Alcohol Rehabilitation Facilities
Institutional Care Facilities: (Including All Types
of Asylums for the Psychotic or Insane)
Half-way Houses (Serving Convicted Felons or
Recovering Substance Abusers)

12. Activity Type - Special Personal and Group Care Facilities (See Note)

- a. Intent and Limitations - This grouping is intended to include a wide variety of residential facilities for the care of young and/or disabled persons who require special care or supervision including bed care and in-patient services. This grouping is not intended to include facilities primarily oriented

to the provision of surgical or emergency medical care nor is it to include facilities for delinquent minors, the criminally dangerous, and the addicted and/or mentally ill individuals.

- b. Use Listing
Assisted Living Facilities for Elderly or Handicapped Persons
Convalescent Homes
Day Care Facilities for Elderly Persons
Family Care Facilities
Group Care Facilities
Nursing Homes
Retirement or Rest Homes

NOTE: See definition of the term "family" for exemptions to these provisions granted by Title VIII, of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988.

13. Waste Disposal Operations

- a. Intent and Limitations - This grouping is intended to include operations engaged in the storage, hauling and ultimate disposal of waste products. The grouping does not include operations involved in storage, processing, and shipping of scrap materials for recycling or reuse except when such materials are classified as hazardous or include activities that may present serious hazards to human life and health. The grouping does include all operations engaged in disposal of solid waste as defined in 68-211-103 Tennessee Code.
- b. Use Listing
Hazardous Waste Disposal
Medical Waste Disposal
Radioactive Waste Processing, Storage and Disposal
Solid Waste Landfills
Solid Waste Processing and Recycling
Waste Incinerators, Including Hospital and Medical Waste
Wastewater Treatment Plants

B-103.3 Commercial Activities - Class and Types

1. Activity Type - Adult Entertainment Establishments

- a. Intent and Limitations - This grouping is intended to include all "Adult Oriented Businesses" and activities defined by this ordinance. This grouping includes all facilities wherein material is presented or exhibited for observation by patrons therein that is distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" as defined by this ordinance.
- b. Use Listing
Adult Arcade
Adult Bookstore
Adult Mini- motion Picture Theater
Adult Motion Picture Theater

2. Activity Type - Animal Care and Veterinary Services

- a. Intent and Limitations - This grouping is intended to include the activities or facilities utilized by veterinarians in the care of small domestic pets. The grouping is not intended to include facilities or services for on-site treatment of large farm animals. (See Agricultural Services.)
- b. Use Listing
Veterinary Clinics and/or Kennels

3. Activity Type - Automotive Parking

- a. Intent and Limitations - This grouping is intended to include facilities for parking and/or storage of operative automotive vehicles. The grouping is not intended to include the storage of junk or scrap or inoperative vehicles of any type.
- b. Use Listing
 - Auto Parking Lots*
 - Parking Garages*

4. Activity Type - Automotive and Marine Craft Sales, Service and Repair

- a. Intent and Limitations - This grouping is intended to include retail dealers selling new and used automobiles, boats, recreational vehicles, utility trailers, and motorcycles. Repair shops and parts sales facilities are to be included, along with gasoline service stations. The grouping is not intended to include automotive distributors, the greater part of whose sales are to dealers or to institutional or manufacturing users. (See Wholesale Sales)
- b. Use Listing
 - Auto Dealers*
 - Auto and Home Supply Stores*
 - Auto Paint Shops*
 - Auto Repair Services*
 - Auto Towing Services/Wrecking Storage Yards*
 - Boat Dealers*
 - Car Washes*
 - Motorcycle Dealers*
 - Radiator and Muffler Shops*
 - Recreational and Utility Vehicle Sales, Service and Storage*
 - Tire Sales, Retreading and Repair Shops*
 - Wheel Alignment and Transmission Repair Shops*

5. Activity Type - Banking, Financial, Insurance and Real Estate Services

- a. Intent and Limitations - This grouping is intended to include firms engaged in the provision of financial, insurance, and real estate brokerage services, as well as advice, information, or consultations of a professional nature (other than those classified as community facility activities, medical and professional service, or business and communication services). These also include the executive management, or administrative activities of private, profit oriented firms, but exclude the sale and/or storage of goods or chattel, unless, otherwise, permitted by this resolution.
- b. Use Listing
 - Agricultural Credit Institution*
 - Banking and Bank-Related Functions*
 - Credit Unions*
 - Holding and Investment Organizations*
 - Installment Sales Finance Companies*
 - Insurance Carriers, Agents, Brokers, and Service*
 - Money Management and Investment Offices*
 - Real Estate Brokers, Managers, and Appraisers*
 - Rediscount and Financing Institutions for*
 - Credit Agencies Other Than Banks*
 - Savings and Loan Associations*
 - Securities Commodities, Brokers, Dealers, and Exchanges*
 - Title Offices*

6. Activity Type - Convenience Retail Sales and Services

a. Intent and Limitations - This grouping is intended to include firms engaged in the retail sale, from the premises, of goods and services that are needed immediately and often, and which are purchased where it is most convenient for the shopper; as well as the provision of personal convenience services that are typically needed frequently and recurrently. Individual establishments are limited to a gross floor area of five thousand (5,000) square feet.

b. Use Listing

Bakeries
Barber Shops
Beauty Shops
Candy, Nut and Confectionery Stores
Convenience Markets
Dairy Products Stores
Drug Stores
Fruit Stores
Gasoline Service Stations
Hardware Stores
Health Spas
Laundry, Cleaning and Garment Services
Liquor Stores
Meat and Fish Markets
News Stands
Shoe Repair Shops
Vegetable Markets

7. Activity Type - Entertainment and Amusement Services-Limited

a. Intent and Limitations - This grouping is intended to include establishments engaged in providing amusement or entertainment the general public, spectators and/or participants for payment of a fee admission charge or for free.

b. Use Listing

Art Galleries - Commercial
Bowling Alleys and Billiard Parlors
Coin Operated Amusement Arcades
Dance Studios, and Schools
Exhibition Halls and Commercial Auditoriums
Fitness Centers and Reducing Salons
Gardens (Botanical and Zoological)
Karate Schools
Motion Picture Theaters
Recording and Television Production Studios
Theaters - Legitimate
Theatrical Producers, Bands, Orchestras,
and Entertainers
Video Game Arcades

8. Activity Type - General Business and Communication Service

a. Intent and Limitations - This grouping is intended to include firms engaged in the provision of clerical services, goods' brokerage, and communications of a minor processing nature.

b. Use Listing

Advertising Agencies & Services
Commercial Cleaning Services
Commercial Testing Laboratories
Communications Services:

Computer and Data Processing Services
 Credit Reporting, Adjustment, and Collection Agencies
 Detective Agencies and Protective Services
 Drafting Services
 Employment, Personnel, and Temporary Help Services
 Exterminating Services
 Interior Decorator and Consulting Services
 Mailing, Reproduction, and Commercial Art Services
 Management, Consulting, and Public Relations Services
 Membership Organizations:
 Automobile Clubs
 Better Business Bureaus
 Chapter of Commerce
 Labor Unions
 News Syndicates
 Photo finishing Services
 Political Organizations
 Professional Associations
 Research and Development Laboratories
 Trading Stamp Services
 Travel Agencies
 Radio and Television Broadcasting Studios
 Telegraph Offices and Message Centers
 Telephone Exchanges
 Television and Recording Production Studios

9. Activity Type - General Retail Sales and Services

a. Intent and Limitations - This grouping is intended to include the retail sale or rental from the premises, primarily for personal or household use, of goods and/or services; but excluding goods and services listed under the other activity types.

b. Use Listing
Antique and Secondhand Merchandise Stores
Book and Stationary Stores
Camera Stores
Children's and Infants' Stores
Department Stores
Drapery, Curtain, and Upholstery Stores
Family Clothing Stores
Floor Covering Stores
Florists
Furniture Stores
Furriers and Fur Shops
Gift Shops
Grocery Stores
Hardware Stores
Hobby, Toy, and Game Stores
Household Appliance Stores
Jewelry Stores
Luggage Shops
Men's and Boy's Clothing and Furnishing Stores
Miscellaneous Apparel and Accessory Stores:
 Bathing Suit Stores
 Custom Tailors
 Shirt Shops
 Sports Apparel Stores
 Uniform Stores
Miscellaneous General Merchandise Stores:

Direct Selling Organizations
Mail Order Houses
Miscellaneous Home Furnishings Stores:
Bedding and Linen Stores
Cookware Stores
Cutlery Stores
Glassware and China Shops
Lamp and Shade Shops
Paint and Wallpaper Stores
Music Stores
News Stands
Proprietary Stores
Radio and Television Stores
Sewing and Piece Goods Stores
Shoe Stores
Sporting Goods Stores
Tobacco Stores
Variety Stores
Women's Accessory and Specialty Stores
Women's Ready-to-Wear Store

10. Activity Type - Group Assembly and Commercial Outdoor Recreation Facilities

- a. Intent and Limitations - This grouping is intended to include the provision of cultural, entertainment, educational and athletic services to the general public.
- b. Use Listing
Amusement Parks and Fairgrounds
Commercial Campgrounds (See Appendix D)
Commercial Resorts
Commercial Sporting Facilities:
Commercial Sports Arenas and Playing Fields
Drag Strips
Golf Courses and Driving Ranges
Marinas, Boat Docks, and Boat Rental
Racetracks (Auto, Motorcycle, Dog, and Horse)
Riding Stables
Skating Facilities
Swimming Pools and Beaches
Tennis Courts

11. Activity Type - Outdoor Material and Equipment Sales and Repair Yards

- a. Intent and Limitations - This grouping is intended to include establishments engaged in the retail and wholesale storage and sale of bulk materials and heavy equipment where operations require open storage and display.
- b. Use Listing
Construction Equipment Sales
Contractors Storage Yards
Farm Equipment Sales and Service
Feed Milling and Sales
Garden Centers
Heating, Plumbing and Electrical Suppliers
Highway and Street Construction Contractors
Lumber and Other Building Material Dealers

12. Activity Type - Professional Services - Medical

- a. Intent and Limitations - This grouping is intended to include establishments primarily engaged in providing therapeutic, preventative or correctional personal treatment services on an out-patient basis by physicians, dentists, and other medical practitioners, as well as the provision of testing and analysis services. The grouping is limited and does not include the broad ranging services provided at general health care facilities such as hospitals.
- b. Use Listing
 - Blood Banks*
 - Chiropractors Offices*
 - Dental Offices and Laboratories*
 - Limited Outpatient Medical Service Facilities*
 - Medical Laboratories*
 - Optometrists*
 - Physicians' Offices and Clinics (Out-Patient Services)*
 - Psychologists and Psychotherapists*

13. Activity Type - Professional Services - Non-medical

- a. Intent and Limitations - This grouping is intended to include a broad listing of generally recognized professions, other than medicine, which are compatible with one another and tend to exert similar impacts upon their surroundings.
- b. Use Listing
 - Accounting, Auditing, and Bookkeeping Services*
 - Architectural and Engineering Services*
 - Artists' Studios*
 - Attorneys and Law Offices*
 - Consulting Scientists*
 - Educational and Scientific Research Services*
 - Songwriters and Music Arrangers*
 - Writers and Lecturers*

14. Activity Type - Restaurant, Full Service

- a. Intent and Limitations - This grouping is intended to include establishments where the principal business is the sale of food and beverages in a ready-to-consume state and where the design or principal method of operation consists of one (1) or more of the following:
 - i. A sit-down restaurant where customers, normally provided with an individual menu, are generally served food and beverages in non-disposable containers by a restaurant employee at the same table or counter at which said items are consumed; or
 - ii. A cafeteria or cafeteria-type operation where foods and beverages generally are served in non-disposable containers and consumed within the restaurant; or
 - iii. Small specialty restaurants having floor area exclusively within a shopping or office center, sharing common parking facilities with other businesses within the center, and having access to a common interior pedestrian access way.

This activity may include the on-premises sale, service and consumption of alcoholic beverages as an accessory and secondary use but excludes any service to a customer in a motor vehicle.

- b. Use Listing
 - Cafes*
 - Cafeterias*
 - Restaurants*
 - Taverns*

15. Activity Type - Restaurant, Take-out

- a. Intent and Limitations - This grouping is intended to include food service establishments where the principal business is the sale of food and nonalcoholic beverages to the customer in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in restaurant offering quick food service, where orders are generally not taken at the customer's table, where food is generally served in disposable wrapping or containers, and where food and beverages may be served directly to the customer in a motor vehicle.
- b. Use Listing
Drive-In Restaurants
Fast Food Restaurants

16. Activity Type - Self-Service Storage/Mini-Warehouse Storage Facilities (amended on 09 17 07)

- a. Intent and Limitations - This grouping is intended to include all self-service storage facilities as defined by this ordinance. The grouping shall not include storage or transport of goods or materials that may present serious hazards to human life and health. (See Manufacturing-Hazardous Operations for storage of goods that may present serious hazards to human life and health.)
- b. Use Listing
Self-Storage Warehouses

17. Activity Type - Scrap Operations

- a. Intent and Limitations - This grouping is intended to include firms engaged in the storage or sale, from the premises, of used or scrap materials for reuse or recycling. This grouping does not include activities which are incidental to manufacturing operations, or which involve operations engaged in the ultimate disposal of waste products.
- b. Use Listing
Automobile Junk Yard
Recycling Firms and Associated Operations
Salvage Establishments

18. Activity Type - Transient Habitation

- a. Intent and Limitations - This grouping is intended to include commercial and institutional establishments engaged in furnishing temporary living accommodations, including lodging and/or meals on a fee basis. Included within this grouping are all facilities where thirty (30) percent or more of the living units located on the same zone lot and held under the same ownership are being occupied on a less than monthly basis.
- b. Use Listing
Hotels, Motels
Tourist Homes or Courts
Sporting and Recreational Vehicle Camps

19. Activity Type - Warehousing, Goods Transport and Storage

- a. Intent and Limitations - This grouping is intended to include establishments and facilities associated with the commercial warehousing, storage, and transport of goods.
- b. Use Listing
Freight Forwarders, Truck Terminals and Freight Handling
General Warehousing
Household Goods Storage
Local and Long-Distance Trucking Terminals
Packing and Crating Services

Refrigerated Warehousing

20. Activity Type - Wholesale Sales

a. Intent and Limitations - This grouping includes the storage and sale from the premises of goods to other firms for resale, as well as the storage of goods and their transfer to retail outlets. This activity type does not include uses classified as Outside Material and Equipment Sales or Automotive and Marine Craft Sales and Service, nor does it include the sale of bulk fuels, including coal and oil.

b. Use Listings

Apparel, Piece Goods, and Notions
Beer, Wine, and Distilled Alcoholic Beverages
Chemicals and Allied Products
Drugs, Drug Proprietaries, and Sundries
Electrical Goods and Appliances
Farm Products Raw Materials
Farm Supplies
Furniture and Home Furnishings
Groceries and Related Products
Hardware, Plumbing, and Heating Equipment
and Supplies
Metals and Minerals
Motor Vehicle Parts and Supplies
Paints, Varnishes, and Supplies
Paper and Paper Products
Petroleum and Petroleum Products
Sporting, Recreational, Photographic,
and Hobby Goods
Tobacco and Tobacco Products
Toys and Supplies

21. Activity Type - Commercial/Recreational – Limited (added on 03/15/10)

a. Intent and Limitations – This grouping includes the sport shooting range facilities that will be open to the general public and/or membership whether for payment of a fee, registration, membership dues and includes those Indoor and Outdoor Sport Shooting Range Facilities for purposes of training and/or recreation.

b. Use Listings

Indoor Sport Shooting Range
Outdoor Sport Shooting Range
Accessory Uses only

B-103.4 Manufacturing Activities - Class and Types

1. Activity Type - Manufacturing - Limited

a. Intent and Limitations - This grouping is intended to include manufacturing operations conducted within totally enclosed buildings, involving on-site compounding, processing, assembling, packaging treatment or fabrication of materials by use of hand and small-scale power tools to create limited quantities of the following products:

Apparel Accessories, such as Hats, Jewelry,
and Umbrellas
Art Objects
Bakery Goods
Beverages (Nonalcoholic)

*Cabinets and Custom Millwork
Dairy Products
Instruments for Scientific, Medical, Dental Engineering,
and Other Professional Purposes
Optical Instruments and Lens
Printed Matter
Signs*

- b. Use Listing - In addition to the manufacturing of the above products the following activities and operations are held to be limited manufacturing activity:

*Book Binding
Candle-Making
Data Processing Service
Photocopying
Photoengraving
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Upholstering*

2. Activity Type - Manufacturing - Basic Industry

- a. Intent and Limitations - This grouping is intended to include firms engaged in the conversion and processing of extracted or raw materials, or in the use and/or storage of flammable or explosive materials, or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions, other than those classified as Hazardous Operations. The grouping includes the storage, manufacture, compounding, or treatment of the following:

*Asphaltic Cement and Concrete Batching
Cotton Seed Oil
Fat Rendering
Fuel Production, Refining and Bulk Storage
Organic Fertilizers
Smelting and Refining of Metals
Wood Pulp*

- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping the following manufacturing activities and operations shall be considered basic manufacturing.

*Abrasive, and Nonmetallic Mineral Processing
Asphaltic Cement Plants
Bulk Fuel Storage, Processing and Distribution
Cement and/or Concrete Plants
Coal Yards
Cotton Ginning
Crematories
Fat Rendering
Foundries
Grain Milling
Offal Processing
Ore Reduction
Pulp Manufacturing
Slaughterhouses
Steel Works and Metal Smelting
Tanneries*

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 – 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

B-103.5 Agricultural and Extractive Activities - Class and Types

1. Activity Type - Agriculture - General

- a. Intent and Limitations - This grouping is intended to include the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase.
- b. Use Listing
Animal Raising
Food Crop Production

2. Activity Type - Agriculture - Intensive

- a. Intent and Limitations - This grouping is intended to include feedlots, dairy farms, and egg production operations covered under provisions of Sections 48-18-101 through 48-18-104, Tennessee Code, where animals are tightly confined in buildings or outdoor pens, including facilities for the processing, packaging, or treatment of agricultural products.
- b. Use Listing
Dairy Farms
Egg Production Operations
Feedlots

3. Activity Type - Agricultural Services

- a. Intent and Limitations - This grouping is intended to include a variety of service functions that are directly linked to the agricultural activities that these functions support.
- b. Use Listing
Crop Drying, Storage, and Processing Services
Crop Planting, Cultivating, and Protection Services
Horticultural Services
Livery Stables and Horse Boarding Services
Soil Preparation Services
Veterinary Services for Livestock

4. Activity Type - Mining and Quarrying and Soil Extraction

- a. Intent and Limitations - This grouping is intended to include operations and facilities either utilized by, or in support of the extraction of minerals, ores, petroleum, and natural gas or in the quarrying and collection of stone, sand, gravel, and soil (including clay), and other nonmetallic minerals (such as phosphate rock).
- b. Use Listing
Borrow Pits Involving Soil Extraction and Off-Site Use
Chemical Fertilizer and Nonmetallic Mineral Mining
Clay, Ceramic, and Refractory Minerals Mining
Coal Mining
Crude Petroleum and Natural Gas Production
Metal Ore and Mineral Mining
Sand and Gravel Quarrying
Stone Quarrying

5. Activity Type - Plant and Forest Nurseries

- a. Intent and Limitations - This grouping is intended to include the cultivation for sale of horticultural specialties, such as flowers, shrubs, and trees, intended for ornamental, landscaping, or tree planting purposes.
- b. Use Listing
Forest Nursery
Plant Nursery
Sod Farming
Landscaping/Hardscaping

B-104 SUPPLEMENTARY REGULATIONS APPLICABLE TO PRINCIPAL USES

B-104.1 General - In addition to the bulk, parking, landscaping and other regulatory provisions of this resolution, supplemental development standards may apply to specific land uses when located in certain zone districts. The land use tables for the zoning districts reference those uses and activities that must comply with supplemental development standards as:

- SUP - Principal use permitted with supplemental provisions (Building Commissioner approval)**
- PC - Uses Permitted on Site Plan Review by the Planning Commission**
- BZA - Uses Permitted upon approval by the Board of Zoning Appeals as a Special Exception**

Land use development standards are necessary because certain uses may, due to unique known characteristics associated with a particular activity, impact other uses permitted within the same district. Other uses require large land area, have unique operating, traffic generating or other characteristics that may tend to dominate or adversely affect the area more than do other uses permitted within the same zone district. The community service or institutional nature of these activities makes it necessary that they be located within areas where the potential exists for the use to be incompatible. Because the impacts of these uses cannot be satisfactorily predetermined for every possible location within a zone district, such uses are permitted only upon approval by the Board of Zoning Appeals, Planning Commission or the Building Commissioner upon review. Lastly, certain uses are incidental to the operation and enjoyment of other principal land uses but remain appropriate only when certain standards are applied to limit their scope.

The supplementary use regulations appearing within this section shall apply as set out in Subsections B-104.2, and B-104.3, to new uses and to existing uses.

B-104.2 Application to New Uses - No zoning permit shall be issued for the use of any building or land, where such use was not established prior to the adoption of this resolution, unless the activity is in compliance with all supplementary use regulations specified for such activity within this article.

B-104.3 Application to Existing Uses - Where any use of a building or land was established prior to the adoption of this resolution, such activity may be continued or expanded according to the provisions of ARTICLE XI, Section 11-102, of this resolution. Provided, however, that any expansion of such activity shall comply as fully as possible with the supplementary use regulations specified for such activity within this section.

B-104.4 Plans Required

1. Principal Uses Permitted with Supplemental Provisions - All uses, or activities classified as a principal use permitted with supplemental provisions (SUP) require approval of a Site Plan meeting the specifications of ARTICLE XII, Section 12-102.3, Subpart 2, prior to issuance of any zoning permit.
2. Principal Uses Permitted with Planning Commission Approval - All uses, or activities classified as a principal use permitted with Planning Commission approval (PC) require approval of a Site Plan meeting the specifications of ARTICLE XII, Section 12-102.3, Subpart 2, prior to issuance of any zoning permit.
3. Special Exception - No zoning permit shall be issued for any use or activity, classified as a special exception (BZA) use, until a site plan meeting the specifications of ARTICLE XII, Section 12-102.3, is approved by the Board of Zoning Appeals.

B-104.5 Provisions Applicable to Residential Activities

1. Manufactured Home Dwelling - When a mobile home is located within a manufactured home park district, the Supplemental Development Standards, of ARTICLE III, Subsection 3-104.2, shall apply to such use.
2. Multi-Family Dwelling - When a multi-family dwelling is located within a complex of two (2) or more buildings on a zone lot or portion of a zone lot, the Supplemental Development Standards, of ARTICLE III, Subsection 3-104.1, shall apply to such use.

B-104.6 Provisions Applicable to Community Facility Activities

1. Administrative Services - In all districts where authorized as a use permitted with supplemental provisions (SUP), Planning Commission approval (PC) or special exception (BZA), the following supplementary regulations shall apply to uses classified in the administrative services activity type.
 - a. The traffic generated by such facility shall be safely accommodated along arterial and collector streets without traversing local minor streets.
 - b. No such facility shall be permitted on a lot within any residential district unless it contains twice the minimum lot area requirements of the district.
 - c. The use shall comply with all of the district bulk regulations, applicable off-street parking requirements and landscaping, buffering and design review standards.
 - d. Supplemental Design Guidelines for Training Facilities: *(added on May 17, 2010)*
 - i. The approved training facility shall be a minimum of 250 feet from an existing dwelling as measured from the property line of the applicant to the residential structures;
 - ii. The approved training structures must be properly maintained at all times;
 - iii. Should the structure(s) cease being used for such approved use for over a year the structures will need to be immediately removed from the premise;
 - iv. The structure(s) will need to meet or exceed the applicable Federal and State codes; and
 - v. The specific use of the structure(s) must be so noted on the site plan as approved.

2. Childcare Facilities - In all districts where authorized, the following supplementary regulations shall apply to uses classified in the childcare center or accessory childcare facilities within a non-residential structure (hospital, plant, church, etc.). All other types of childcare facilities shall be considered an accessory use to the home (see B-105).
 - a. Childcare Centers (13 + children) – Commercial Zones Only - In any instance where a childcare center is proposed as a principal use or activity such may be permitted subject to compliance with the criteria set out below. A childcare center, if sited on the premises of an operating community service activity such as, but not limited to, a private or public school, place of worship, community center or library and is associated with that activity, shall be considered accessory to the principal use of the property concerned and no independent permitting process shall be required. However, prior to issuance of any building permit, it shall be demonstrated to the satisfaction of the Planning Commission that the childcare center meets or exceeds the design criteria and operational standards set forth below:
 - i. All state and local licensing and code requirements including those pertaining to building, fire safety and health shall be met to the satisfaction of the approving agency at all times during operation of the facility.
 - ii. No childcare center shall be located in any private family residence unless the portion of the residence where the children have access is used exclusively for children during the hours the center is in operation or is separate from the usual living quarters of the family.
 - iii. At least, one (1) off-street parking space shall be provided for each on-duty staff person.
 - iv. Signage shall conform to the provisions of ARTICLE IX, for the district wherein the use is located.
 - v. Within residential districts, no structural or exterior decorative alteration that will alter the character of an existing residential structure or be incompatible with surrounding residences may be permitted. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.
 - vi. The Planning Commission may limit either interior or exterior modifications of any structure built as a dwelling to those, which would not hamper re-conversion to its original state upon cessation of the childcare operation.
 - vii. An outside play area of sufficient size to meet the minimum requirements established by the Tennessee Department of Human Services shall be provided. This area shall be fenced and within residential districts shall not be located within any portion of the lot existing from the street line to a line drawn parallel to the front wall of the building extending from one side lot line to the other. No portion of the outside play area shall be at any point closer than fifteen (15) feet to any septic disposal field.
 - viii. An on-site vehicle turnaround, or separate entrance and exit points, and passenger loading area shall be provided.
 - ix. To provide for the safe pick-up and delivery of children, an unloading zone is required. One unloading space is required for each twenty (20) children. Loading and unloading of children from vehicles shall only be permitted on the driveway, approved parking area and directly in front of the facility.

- x. All elements of the site and structure shall, at all times, meet all building, sanitation, health, traffic safety and fire safety code requirements.
 - xi. Fencing, screening and landscaping may be required to protect the area immediately surrounding the day care center.
 - xii. Any childcare center which upon passage of this resolution does not comply with one (1) or more of the provisions set forth above may continue to operate and to serve the number of children for which such facility is licensed by the State of Tennessee. No such facility shall be permitted to expand or to serve a greater number of children until the facility is brought into compliance with these provisions.
3. Community Assembly - In all districts where authorized as a use permitted with supplemental provisions (SUP), Planning Commission approval (PC) or a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the community assembly activity type.
- a. The principal access shall be to a designated collector street, or arterial street designated on the Major Street Plan, unless in the opinion of the County Road Commissioner and with a recommendation from the County Planner, such use would not create a traffic hazard.
 - b. No such facility shall be permitted on a lot within any residential district unless it contains twice the minimum lot area requirements of the district; provided, however, that if such community assembly includes outdoor activities, the minimum lot area shall be four (4) acres.
 - c. The use shall comply with all of the district bulk regulations, applicable off-street parking requirements and landscaping and buffering standards without recourse to variances.
 - d. All public utilities including a central sewage collection and treatment system (as defined by this resolution) shall be available to the site.
4. Cultural and Recreational Services - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) or as a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the cultural and recreational services activity type (non-profit) *(Amended on 09 17 07)*.
- a. No such activity shall be permitted on a lot, unless it contains twice the lot area requirements of the district; however, campgrounds, shall require a minimum of three (3) acres.
 - b. The use shall comply with all of the district bulk regulations, applicable off-street parking requirements and landscaping and buffering standards.
 - c. Buffering standards as defined in the definitions shall be required alongside and rear lot lines and a thirty-foot (30) building setback shall be required on all property lines. The Planning Commission may require additional plantings and/or screening for buffering purposes.
 - d. All campgrounds shall be subject to the minimum applicable standards as also required for temporary commercial campgrounds (See Appendix B-106).
5. Educational Facilities - All uses classified in the educational facilities activity type shall be subject to the following supplementary regulations.
- a. The Board of Zoning Appeals may grant a variance from minimum yard requirements whenever an existing structure is proposed for conversion to a community education facility.
 - b. Any school in existence upon adoption of this resolution shall not be subject to the land area requirements of this section but shall be subject to all other code requirements including fire, electrical, plumbing and building codes if applicable.
6. Extensive Impact Facilities - In all districts where authorized as special exception (BZA) uses, Planning Commission approval (PC) required or uses permitted with supplemental provisions (SUP), the following supplementary regulations shall apply to uses classified in the extensive impact activity type.
- a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - b. The traffic generated by such facility shall be safely accommodated along arterial and collector streets without traversing local minor streets.
 - c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.
 - d. The off-street parking requirements shall be determined by the Planning Commission.

- e. Renewable Energy for Utility-Scale/Commercial Production and/or Resale shall be permitted only in Planned Manufacturing Districts (PMD-1 and PMD-2). The following Supplemental Regulations Shall apply to all Renewable Energy Facilities (Solar and Wind/Turbine Facilities):
 - i. When such renewable energy structures and facilities are considered as the primary use of the property, the panels and equipment shall meet the primary/principal structure building setbacks of the district;
 - ii. Such land use shall require a comprehensive development plan for review by the Sullivan County Regional Planning Commission for approval per 5-104 Regulations and Procedures;
 - iii. Such commercial renewable energy (solar or wind/turbine) facilities shall not be located within one-mile of a designated historic overlay district or national register of historic properties or district. *(amended 01/20.2022)*

- 7. Health Care Facilities - In all districts where authorized as a use permitted with supplemental provisions (SUP), Planning Commission approval (PC) required or a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the health care activity type as indicated.
 - a. Minimum Lot Area
 - i. No health clinic shall be permitted on a zone lot, unless it contains a minimum of ten thousand (10,000) square feet, or twice the lot area requirements of the district, whichever is greater.
 - ii. No hospital or center for observation or rehabilitation shall be permitted on a zone lot, unless it contains a minimum of five (5) acres.

 - b. Hospital, Centers for Observation or Rehabilitation - The minimum side and rear yards for hospitals and centers for observation or rehabilitation shall be fifty (50) feet for one (1) or two (2) story building.

 - c. All other regulations of the zone district shall apply.

 - d. There shall be provided along the entire site boundaries fencing, screening, and landscaping as appropriate to protect any surrounding residential area.

 - e. The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.

 - f. All public utilities including a central sewage collection and treatment system (as defined by this resolution) shall be available to the site.

 - g. The following activity classes and types may be permitted as accessory to the health care activities provided, they appropriately complement the health care activity, will not impose an adverse impact on the surrounding land use, and be subject to all other provisions of the zoning district:
 - i. Community Facility Activities
All Facilities
 - ii. Commercial Activities:
Convenience Sales and Services
Automotive Parking
Food Service
Professional Services - Medical

- 8. Intermediate Impact Facilities - In all districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use with supplementary provisions (SUP), the following supplementary regulations shall apply to uses classified in the intermediate impact activity type.
 - a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
 - c. The proposed facility shall provide a basic community function or essential service necessary for a convenient and functional living environment in order to be located on the proposed site.

d. The Building Commissioner shall determine the off-street parking requirements.

9. Religious Facilities - Land use development standards apply to religious facilities according to seating capacity ranges.

a. Religious facilities with a maximum sanctuary capacity of fifty (50) seats shall be classified as a principal use permitted with supplemental provisions (SUP) activity and shall meet the following standards:

- i. No such facilities shall be permitted on a zone lot, unless it contains twice the lot area requirements of the district or one (1) acre, whichever is less.
- ii. Religious facilities within this grouping may have driveway access on any street subject to spacing requirements of the Federal, State and Local provisions.
- iii. Religious facilities within this grouping shall be screened, along all property lines adjoining any Residential or Agricultural District.

b. Religious facilities with a maximum sanctuary capacity in excess of fifty (50) seats shall be classified as principal use with supplementary provisions (SUP) and shall meet the standards established for facilities within its seating capacity range. The minimum lot size shall be based on the number of seats.

<u>Seating Capacity</u>	<u>Minimum Lot Size</u>
51 to 200	1 acre + .5 acre/100 seats
201 and up	2 acres + .5 acre/100 seats

10. Special Institutional Care Facilities - In those districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required or a use permitted with supplemental provisions (SUP), the following supplementary regulations shall apply to all uses classified in the special institutional care activity type.

- a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
- b. The traffic generated by such facility shall be safely accommodated along designated arterial or collector streets as shown on the official major thoroughfare plan.
- c. The purpose(s) of the facility must be clearly established by the responsible agency and the appropriate staff services must be provided to achieve the stated purpose(s).
- d. The facility shall have resident twenty-four (24) hour staff and appropriate professional services shall be supplied.
- e. The off-street parking requirements shall be determined by the Board of Zoning Appeals.
- f. The minimum lot area shall be five (5) acres, plus one (1) additional acre for each ten (10) persons accommodated.
- g. The minimum side and rear yards shall be one hundred (100) feet for a one (1) and two (2) story - buildings.
- h. All public utilities including a central sewage collection and treatment system shall be available to the site.

11. Special Personal and Group Care Facilities - In all districts where authorized as a use permitted with supplemental provisions (SUP), Planning Commission approval (PC) required or a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the special personal and group care activity type as indicated.

a. All Activities

- i. The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s). Written findings shall be presented to the Planning Commission regarding these requirements based on advice from such agencies as the Tennessee Department of Human Services.
- ii. An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.

- b. Family Care and Group Care Facilities
 - i. The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s). Group care facilities accommodating from seven (7) to twelve (12) individuals shall have available twenty-four (24) hour staff and professional services in the behavioral sciences. Group care facilities accommodating more than twelve (12) individuals shall have resident twenty-four (24) hour staff and shall provide professional services in the behavioral sciences. Written findings shall be presented to the Planning Commission regarding these requirements based on advice from such agencies as the Tennessee Department of Human Services.
 - ii. No family care community facility may accommodate more than one (1) individual (excluding staff) per living room.
 - iii. Any group care community facility must contain one thousand five hundred (1,500) square feet of net floor space for the first six (6) residents, including resident staff and one hundred fifty (150) square feet of net floor space per person above six (6) residents.
 - iv. Group care facilities accommodating from seven (7) to twelve (12) persons, and family care facilities accommodating from one (1) to six (6) persons shall meet all bulk regulations of the district for a residence.
 - v. Group Care facilities accommodating from thirteen (13) to fifty (50) persons shall have a minimum lot area of five (5) acres. When more than fifty (50) - persons are accommodated, there shall be one (1) additional acre required for each ten (10) persons accommodated.
 - vi. The minimum side and rear yards for group care facilities accommodating thirteen (13) or more persons shall be fifty (50) feet for a one- or two-story building, increased by five (5) feet for each story above two (2).

- c. All Other Facilities
 - i. No such facility shall be permitted on a zone lot within any residential district, unless it contains twice the lot area requirements of the zone district.
 - ii. All bulk regulations of the district shall be met.
 - iii. The requirements of the accessory off-street parking presented in ARTICLE VII, shall apply to the particular use as specified.

12. **Substance Abuse Treatment Facility and/or Methadone Treatment Clinic: (added 11-15-2010)**

Conditional Use by Review for a methadone treatment clinic or facility and/or substance abuse treatment facility with the approval of the Board of Zoning Appeals, subject to the following:

- a. The consideration for approval by the Board of Zoning Appeals during a public hearing of a methadone treatment clinic or facility and/or substance abuse treatment facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee.
- b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Conditional Use approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Planning Director for use in making a thorough evaluation of the proposal.
- c. The clinic or facility shall be located on a Principal Arterial Street.
- d. Measurement shall be made in a straight line on the Sullivan County Zoning Map from the nearest property line of the lot on which the methadone treatment clinic or facility and/or substance abuse treatment facility is situated to the nearest property line of the following uses:
 - i. The clinic or facility shall not be located within one thousand (1,000) feet of a school, day care facility, park, church, synagogue, mosque, mortuary, or hospital.
 - ii. The clinic or facility shall not be located within one thousand (1,000) feet of any establishment that sells alcoholic beverages for either on-or-off premises consumption.
 - iii. The clinic or facility shall not be located within one thousand (1,000) feet of any area devoted to public recreation activity.

- iv. The clinic or facility shall not be located within one thousand (1,000) feet of any amusement area, campground, or other similar land uses catering to family activity.
- v. The site shall not be within less than one thousand (1,000) feet of any residential dwelling at the time of approval.
- vi. The site shall not be less than one-half (1/2) mile from any other methadone treatment clinic or facility and/or substance abuse treatment facility.
- vii. All other site plan requirements per Article 12-102.3 with minimum parking requirements determined by the Building Commissioner.

B-104.7 Provisions Applicable to Commercial Activities

1. Adult Entertainment Establishments - All adult entertainment establishments shall be located within the Adult Entertainment Overlay District. These districts may overlay those base zone districts as indicated in Table 5-102A.
2. Animal Care and Veterinary Services - Uses classified in the animal care activity type shall be subject to the following supplementary regulations.
 - a. All animal care uses shall occur in completely walled and roofed structures, except that completely fenced exercise yards may be provided as specified in Subpart b, of this section, below.
 - b. In any instance where this use adjoins a residential zoning district, exercise yards shall be completely fenced and screened from all abutting lots and streets. Exercise yards shall not be used for overnight accommodations. The use of exercise yards shall be restricted to the hours of **7:00 a.m. to 8:00 p.m.**
 - c. The design of animal care facilities shall provide for the off-street pickup and drop-off of animals.
 - d. The boarding of domestic pets in an enclosed outside facility is allowed only if located within a non-residential zone and is completely screened with a buffer strip from any existing residential uses. Furthermore, such outside boarding facility shall be fenced and located in the rear or side yards only.
3. Convenience Retail and Services - In all districts where authorized as a use permitted with supplemental provisions (SUP), the Convenience Retail and Services activity type shall be subject to the following supplementary regulations.
 - a. Strong preference shall be given to location of complementary additions in the immediate vicinity of existing convenience establishments of other types in patterns that facilitate easy pedestrian circulation from the surrounding area and from one establishment to another, and to arrangements which encourage joint use of parking areas and automotive entrances and exits. In cases where a proposed location is suitable for later addition of other permitted convenience facilities, an isolated food service or general personal service activity may be permitted. Separate medical service activities (other than professional offices conducted as accessory uses in residences of such physicians and dentists) shall also be so located unless substantial public advantage can be demonstrated for other locations.
 - b. In the environment in which convenience establishments are intended to be permitted, it is the intent of this section that no such establishment or group of establishments shall be of such size or character as to create the impression of general commercial development. Therefore, in addition to other limitations designed to achieve these ends, no individual convenience establishment shall have a gross floor area exceeding five thousand (5,000) square feet).
 - c. All sales, services, or displays in connection with convenience establishments shall be within completely enclosed buildings, and there shall be no display, service, or storage outside such buildings. No public address systems or other devices for reproducing or amplifying voices or music shall be mounted outside such buildings or be audible beyond any line of the lot on which the building is situated.
 - d. Exterior storage of goods or materials of any kind is prohibited. The placement of waste disposal facilities is permitted in the rear of the commercial operation only and shall not be located in any required yard. Such facilities shall be totally screened using similar exterior materials from which the outside walls of the principal building is constructed and shall be maintained in a clean and orderly manner.

4. Entertainment and Amusement Services – Limited - Within those districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required, or a use permitted with supplemental provisions (SUP) activities classified in the Entertainment and Amusement Services - Limited activity type shall be subject to the following supplementary regulations.
 - a. The facility shall be located so as to be compatible with the surrounding area and provide safety to those using such facility.
 - b. All state and local regulations pertaining to fire safety and emergency access shall be met.
 - c. All public utilities, including a central sewage collection and treatment system shall be available to the site.
 - d. Adequate accessory off-street parking shall be provided to accommodate such use.
 - e. Notwithstanding the afore described provisions, the Board shall in each instance require such additional measures as are in its judgment necessary and proper to protect the health, safety and welfare of users or occupants of the facility and of the public in general.

5. Group Assembly and Commercial Outdoor Recreation - Within those districts where authorized as a special exception (BZA) use, Planning Commission approval (PC) required, or a use permitted with supplemental provisions (SUP) activities classified in the Group Assembly and Commercial Outdoor Recreation activity type shall be subject to the following supplementary regulations.
 - a. The location, size, and design of such facilities shall be such that the proposed development shall be compatible with the development within the surrounding area, thus reducing the impact upon the surrounding area.
 - b. The traffic generated by such facility shall be safely accommodated along designated arterial or collector streets as shown on the official major thoroughfare plan without traversing local minor streets.
 - c. The off-street parking requirements shall be based upon the recommendation from the Planning Commission.
 - d. When an application for a group assembly permit includes amusement parks, sports arenas, fairgrounds, racetracks, and similar recreational pursuits, the following requirements shall be observed:
 - i. The minimum site shall be twenty-five (25) acres;
 - ii. The minimum setback of all structures from all public roads shall be one hundred (100) feet;
 - iii. Such facility shall be situated so that no residential use is located closer than five hundred (500) feet from the building entrance of the principal use at the time of approval;
 - iv. Off-street parking shall be provided at a minimum of one (1) space for each four (4) patrons or seats. For those facilities which are not utilized on a regular and frequent basis, parking may be provided on adjacent parcels of land provided further that any parcel so used is located no more than five hundred (500) feet from the lot boundary;
 - v. Any lighting provided at such facilities shall be designed so that no direct light falls on adjacent residential property;
 - vi. Accessory uses may be permitted in conjunction with the principal use of the property provided that such uses are physically designed as a part of or within the principal structure. Such uses may include food sales, beverage sales, gift or souvenir shops, and similar activities;
 - vii. Accessory structures may be permitted which are incidental and subordinate to the principal structure. Such structures may not be located within any required setback or buffer area.
 - e. Commercial Campground Facilities, including designated camping sites for tents, recreational vehicles, cabins and accessory recreational uses shall meet the following design standards as approved in all commercial and agricultural/recreational zones as a use-on-review by the Planning Commission (**see supplemental regulations guide in Appendix D as amended on 09-17-07 and 2022**).

6. Scrap Operations/Junkyards/Automobile Wrecking Yards - In any districts where authorized as use-on-review by the Planning Commission and allowed under the zoning district, the following supplementary regulations shall apply to uses classified in the scrap operation activity type.

- a. The location and topography of the site shall be such that fencing, screening, and landscaping can be provided as appropriate to effectively protect the surrounding areas.
 - b. The scrap operation shall not include any open burning activity.
 - c. Insect and rodent control measures shall be provided as approved by the Local Health Department.
 - d. There shall be no storage of any scrap material outside a permanent structure within two hundred (200) feet of any residential district.
 - e. The location and operation of such facility shall not produce damaging pollution to surrounding streams.
7. Commercial/Recreational – Limited – In any district where authorized as a use-on-review by the Planning Commission and allowed under the zoning district, the following supplemental regulations shall apply to uses classified as a sport shooting range activity type (*amended 03/15/2010*):
- a. Indoor Sport Shooting Range:
 - A minimum acreage requirement of 1 acre;
 - Noise Abatement Plan;
 - Safety Plan;
 - All facilities shall be on properties that front along publicly maintained roads and not served solely by private roads or easements;
 - Comprehensive Site Plan detailing facility layout, parking, buffering, surrounding zoning and land uses, setbacks signage, and all other details required per Article 12-102.3;
 - Meet or exceed the minimum design standards as detailed in the **NRA Manual** depending on type of facility; and
 - Prepare an existing land use map illustrating any established residential use or subdivision within 1,000 feet of the proposed facility (per TCA 13-3-412).
 - b. Outdoor Sport Shooting Range:
 - A minimum acreage for site to be 20 acres;
 - Noise Abatement Plan;
 - Safety Plan
 - Minimum separation of shooting range facility to any other parcel of land to be twice the length of the shot fall area established in the **NRA Manual**;
 - All facilities shall be on properties that front along publicly maintained roads and not served solely by private roads or easements;
 - Comprehensive Site Plan detailing facility layout, including future facilities, amenities, camping, utilities, parking, expansions, buffering, signage, and all other details required per Article 12-102.3;
 - Meet or exceed the minimum design standards as detailed in the **NRA Manual** depending on type of facility;
 - Prepare an existing land use map illustrating any established residential subdivision or residential land use within 1,000 feet of the proposed facility (per TCA 13-3-412).

B-104.8 Provisions Applicable to Manufacturing Activities

1. Manufacturing – Limited - Within any commercial district where limited manufacturing activity is authorized as a use permitted with supplemental provisions (SUP), 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 and all manufacturing activities shall be conducted in totally enclosed buildings.
2. Manufacturing - Hazardous Operations - Hazardous manufacturing operations may be permitted only within M-2 Heavy Manufacturing Districts when approved as provided in ARTICLE V, Section 5-104. The following supplementary regulations shall apply to uses classified in the manufacturing hazardous activity type.
 - a. The location of such an activity shall be in an area likely to be sparsely developed for reason of topography, lack of existing or planned utilities, accessibility or a similar cause.
 - b. Such facility shall not be located on a site having an area of less than fifty - (50) acres.
 - c. The location, design and nature of the facility shall be such that the facility will not pose any significant hazard to human life, health or safety.
 - d. All regulations of the State Fire Marshal and the Local Fire Department shall be met.

3. Planned Artisan District – Supplemental Regulations – In any planned artisan district or other manufacturing district authorized as a use-on-review by the Planning Commission, the following supplemental regulations shall apply:
 - a. Buildings are limited to a 5,000 square foot maximum building footprint and cannot exceed 50% lot coverage per bulk regulations.
 - b. Multistory buildings are to be arranged with artisan spaces, shops and shared workspaces are limited to the base floor and the second story may be used for residence. No residential uses are permitted on the same floor as the non-residential land uses.
 - c. If retail operations are present, the primary use for the building will be the artisan manufacturing and retail as a secondary use to support the goods and wares produced by the artist or craftsmen.
 - d. Detached owner-occupied private residence is permitted.
 - e. All other bulk regulations shall apply. *(added 01/11/2024)*

B-104.9 Provisions Applicable to Agricultural and Extractive Activities

1. Special Conditions for Egg Production Houses, Feedlots and Stockyards - These provisions are adopted pursuant to Title 44, Chapter 18, "Feedlots, Dairy Farms and Egg Production Houses", of the Tennessee Code. In those districts where authorized as a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the Intensive Agriculture activity type.
 - a. The location of such an activity shall be in an area sparsely developed during the length of time the use as an egg production house, stockyard or feedlot is anticipated.
 - b. No such facilities shall be permitted on a zone lot, unless it contains a minimum lot area five (5) acres.
 - c. Any permit issued, there under, shall be based on a site plan or other documents submitted with an application that shall indicate the following:
 - i. Existing contours of the site and up to one hundred (100) feet beyond the site boundary. Contour intervals shall be at two (2) foot intervals.
 - ii. Location of the area in which the proposed keeping of animals is to be conducted.
 - iii. Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site.
 - iv. Proposed method of drainage of the animal pens.
 - v. Proposed fencing of the site.
 - d. Any egg production house, feedlot or stockyard shall be located on a site such that the closest point of any building or fenced lot, yard, corral or other area in which livestock are confined primarily for purposes of feeding, growing, raising, or birthing prior to slaughter is set back a minimum of five hundred (500) feet from any existing residence and two hundred fifty (250) feet from any public right-of-way.
 - e. Any facility to be constructed shall submit a Groundwater Protection Plan with the application required, hereunder. Such plan shall address:
 - i. Decreased water quality from erosion and runoff; and
 - ii. Surface and groundwater contamination from poultry waste.
 - f. A plan for disposal of waste, including manure, litter and dead birds, shall accompany the application required, herein under.
 - g. A plan for odor control to include evidence developed from operations similar to the one being proposed shall accompany the application required, herein under.
2. Mining, Quarrying and Soil Extraction Activities - In those districts where authorized as a special exception (BZA) use, the following supplementary regulations shall apply to uses classified in the mining and quarrying activity type.
 - a. The location of such an activity shall be in an area sparsely developed and likely to remain sparsely developed during the length of time the mining or quarrying activity is anticipated.

- b. Approval for mining and quarrying activities may also include accessory concrete batching plants, asphaltic cement mixing plants and/or rock crushing activities on the same lot or adjoining lots that may have directly opposing frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all the special use regulations for mining and quarrying activities; however, in conditions of multiple lots, the outer perimeter of the site shall be considered the lot line.
- c. Fencing shall be provided around all open excavations.
- d. After the quarrying operation has been terminated, the site shall be graded and/or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be a nontoxic, nonflammable, and noncombustible solid. All areas that are backfilled shall be left so that adequate drainage is provided.
- e. Any permit issued, hereunder, shall be based on a site plan and other documents submitted with an application that shall provide for the following:
 - i. Existing contours of the site and up to one hundred (100) feet beyond the site boundary. Contour intervals shall be at two (2) foot intervals.
 - ii. Location of the area in which the proposed quarrying activity is to be conducted.
 - iii. Location of all proposed buildings, crusher and screening equipment, roadways and other facilities proposed on the site.
 - iv. Proposed method of drainage of the quarry area.
 - v. Proposed fencing of the quarry area.
 - vi. Methods proposed for blasting.
 - vii. Methods proposed to control noise, vibration and other particulate matter in order to meet the operational performance standards as set out in the zoning ordinance.
 - viii. Finished contours of the site after the quarrying operation have been terminated.
- f. Before issuing a special exception (BZA) use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than six hundred dollars (\$600.00) or more than one thousand dollars (\$1,000.00) per acre of active quarrying throughout a five (5) year period to restore the lands in the manner prescribed, herein, including the removal of all structures and machinery.
- g. Any special exception (BZA) use permit issued, hereunder, shall not be for a period exceeding five (5) years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the same manner and procedure as prescribed for an original application.

B-105 ACCESSORY USES - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth below.

B-105.1 Accessory Uses Permitted – Administrative Approval - The accessory uses enumerated within this section are permitted to the general definition of an accessory use and to a finding by the Building Commissioner that any specified criteria presented herein for the particular use has been met. Such accessory uses include the following:

1. Accessory Plant Raising and Animal Care - The raising of plant and animals including farming, pasturing, agriculture, horticulture, floriculture, viticulture, animal and poultry husbandry; provided that any activity within this category shall not include the raising of more than two (2) animal units per acre.

2. Accessory Dwelling Unit General Provisions – Each permitted ADU shall be customarily incidental to the principal use established on the same zone lot; be subordinate to and serve such principal use; be subordinate in area, extent and purpose to such principal use; contribute to the comfort, convenience or necessity of users of such principal use; be approved by the Tennessee Department of Environment & Conservation (TDEC) for additional bedrooms on the existing septic system for ADU-Attached and new septic systems for ADU-Detached such as garage apartments, guest cottages, and boat houses. *(Amended 10/15/2018)*

Accessory Dwelling Unit – Attached, Each ADU-Attached shall conform to the following:

- a. The single-family residence is owner-occupied and meets all regulations for the district.
- b. Only one (1) water meter shall be installed to service both units.
- c. A maximum of twenty-five (25) percent of the gross floor area, excluding garage and utility space, shall be used for the accessory apartment.
- d. No entrance that would be visible from the street shall be added solely for the purpose of providing direct outside access to the apartment.
- e. The accessory apartment shall not be occupied by anyone other than a family member, defined as grandmother, grandfather, mother, father, sister, brother, son, daughter, mother-in-law, father-in-law, sister-in-law, brother-in-law, son-in-law, daughter-in-law, aunt or uncle.
- f. An instrument may be recorded with the Register's Office covenanting that the apartment is being established as an accessory use and may only be used under the conditions listed above.
- g. The Building Commissioner may enforce the restrictions provided herein.

Accessory Dwelling Unit - Detached, Each ADU-Detached shall conform to the following:

- a. The square footage shall be no greater than the 50% of the total square footage of the primary dwelling unit;
- b. Shall be included in the total accessory structure maximum allowed square footage limitation for the zone lot;
- c. Shall be permitted only on lots two (2) acres or greater;
- d. Shall meet the building setbacks for principal structure and have additional road frontage requirement and be so designed that it can be subdivided out in the future;
- e. Shall be connected to a separate septic system as approved by TDEC and not connected to the same septic system as the primary dwelling unit;
- f. Shall not be approved on lots with recorded deed restrictions contrary to the zoning restriction herein.

3. Accessory Forestry Operations - Forestry operations, including harvesting and conversion of raw timber into finished lumber may be permitted as an accessory activity to a principal agricultural use provided that the following conditions are met:

- a. All operations shall take place upon property from which the raw timber is harvested.
- b. No finished products shall be sold commercially.

4. Accessory Storage Yards and Structures - Storage of goods sold by a principal commercial activity engaged in by the same firm on the same lot shall be considered an accessory use. All exterior storage yards shall be screened and buffered from public view and neighboring properties.

5. Administrative Office - Operation of an administrative office of a firm engaged in a principal manufacturing or commercial activity on the same zone lot, but only if such office does not occupy more than forty-nine (49) percent of the total floor area occupied by the same firm located on the same zone lot.

6. Bed and Breakfast Homestay - This activity may be permitted subject to the limitations of a minor home occupation where permitted (BZA special exception) (See Subpart 9 below) and the definition of this activity presented in Appendix A, Subsection A-103.6. Bed and Breakfast Homestay - A total of one (1) sign, not exceeding three (3) square feet in area, indirectly illuminated may be located flat against the wall of the residence or within a window of the residence. No yard sign is permitted.

7. Childcare Home – Family (5 to 7 unrelated children requires SUP approval)
 - a. All state and local licensing and code requirements including those pertaining to building, fire safety and health shall be met to the satisfaction of the approving agency at all times during operation of the facility.
 - b. Lot size, building coverage and setback provisions shall conform to those applicable to residential uses located within the zoning district.
 - c. One (1) off-street parking space shall be provided for the nonresident or non-family member employee in addition to the spaces required for the dwelling. The residential driveway is acceptable for this purpose.
 - d. An off-street drop-off/pick-up area shall be provided.
 - e. Signage shall conform to the provisions of ARTICLE IX.
 - f. No structural or exterior decorative alteration that will alter the character of an existing residential structure or be incompatible with surrounding residences may be permitted.*
 - g. An outside play area of sufficient size to meet the minimum requirements established by the Tennessee Department of Human Services shall be provided. This area shall be fenced and shall be located within portions of the lot other than that utilized for a septic disposal field or any portion of the lot existing from the street line to a line drawn parallel to the front wall of the dwelling extending from one side lot line to the other.

8. Childcare Home – Group (8 to 12 unrelated children, requires BZA approval if in non-commercial zones)
 - a. All state and local licensing and code requirements including those pertaining to building, fire safety and health shall be met to the satisfaction of the approving agency at all times during operation of the facility.
 - b. One (1) off-street parking space shall be provided for each nonresident or non-family member employee in addition to the spaces required for the dwelling. The residential driveway is acceptable for this purpose.
 - c. An off-street drop-off/pick-up area shall be provided.
 - d. Signage shall conform to the provisions of ARTICLE IX.
 - e. No exterior alterations, other than those necessary to ensure the safety of the structure for its intended use shall be made to any group care home that is occupied as a dwelling. Minimal outward modifications may be made to the structure or grounds of group care homes whose principal use is as a childcare facility (and not a residence) only if such changes are compatible with the character of the neighborhood or area and with the intent of the zoning district in which the use is located.
 - f. The Board may limit either interior or exterior modifications of any structure built as a dwelling to those, which would not hamper re-conversion to its original state upon cessation of the childcare operation.
 - g. An outside play area of sufficient size to meet the minimum requirements established by the Tennessee Department of Human Services shall be provided. This area shall be fenced and shall be located within portions of the lot other than that utilized for a septic disposal field or any portion of the lot existing from the street line to a line drawn parallel to the front wall of the dwelling extending from one side lot line to the other.
 - h. Fencing shall be provided which is adequate for the protection and safety of children being served by the group care facility.
 - i. Screening may be required which is adequate to protect abutting properties.
 - j. Any childcare facility which upon passage of this resolution does not comply with one (1) or more of the provisions set forth above may continue to operate and to serve the number of children for which such facility is licensed by the State of Tennessee. No such facility shall be permitted to expand or to serve a greater number of children until the facility is brought into compliance with these provisions.

9. Farm Buildings and Employee Housing

Private barns, stables, sheds and other farm buildings.
Living quarters for persons regularly employed on the premises.

10. Home Childcare - Childcare for up to four (4) preteen age unrelated children shall be considered an accessory use and shall follow the minor home occupation regulations as defined below. The dwelling unit in which this activity occurs shall meet all applicable state and local regulations.

11. Home Occupation - In all zones permitting residences and home occupations therein may be approved as conditional accessory uses subject to the following Supplemental Regulations: *(Amended 03 16 2023)*
 - a. Participants - The home occupation is to be conducted only by members of the family residing in the dwelling unit, plus no more than one (1) nonresident assistant or employee. Persons engaged in the building trades or similar fields, using their dwelling units or residential premises as an office for business activities carried on off the premises, may have more employees than the limitation set forth above, if such persons are not employed on the premises.
 - b. Hours of Operation - In no case shall a home occupation be open to the public at times earlier than **8:00 a.m.**, or later than **10:00 p.m.**
 - c. Scale - A home occupation shall be conducted within a dwelling and shall be clearly incidental to the use of the structure as a dwelling. No more than five hundred (500) square feet or twenty-five (25) percent of the floor area of the dwelling, whichever is less, may be utilized by the home occupation.
 - d. Residential Appearance and Character - In no way shall the appearance of the structure be altered or the occupation, within the residence be conducted in a manner that would cause the premises to differ from its residential character either by use of colors, materials, construction, lights, signs, or the emission of noise or vibration.
 - e. Noise, Equipment and Process Restrictions - No equipment or process shall be used in any home occupation that creates noise, vibration, glare, fumes, odors or electrical interference detectable to the formal senses off the lot. In the case of electrical interference, no equipment or processes shall be used which creates visual or audible interference in any radio or television receivers off the premises.
 - f. Restriction of Wholesale and Retail Sales - There shall not be conducted on the premises the business of selling stocks of merchandise, supplies or products, provided that orders previously made by telephone or at a sales party may be picked up and products or goods produced or fabricated on the premises as a result of the home occupation may be sold. However, direct sales of products produced off premises are not permitted.
 - g. Deliveries and Large Vehicle Storage - The home occupation shall not involve the use, parking, storage or repair of any vehicle exceeding a gross vehicle weight of eleven thousand (11,000) pounds, except deliveries by parcel post, United Parcel Service, or similar in town delivery service trucks.
 - h. Outside Storage - There shall be no storage of equipment, vehicles, or supplies associated with the home occupation outside the dwelling or accessory building.
 - i. Display of Products Prohibited - There shall be no display of products visible in any manner from outside the dwelling.
 - j. Hazards - No home occupation shall require internal or external alterations or involve construction features or the use of mechanical or electrical equipment that would change the fire rating of the structure or the district in which the structure is located. No hazardous materials shall be used or stored on the property in conjunction with any home occupation permitted, hereunder. No use shall be permitted which involves the manufacture or storage of products that are dangerous in terms of risk of fire, explosion or hazardous emissions.
 - k. Heavy Transportation and Construction Equipment Prohibited - No home occupation shall involve the on-site use or storage of tractor-trailers, semi-trucks, or heavy construction equipment.
 - l. Parking - A parking plan shall be presented with each request for a conditional use permit presented, hereunder. The plan shall demonstrate:
 - i. That adequate off-street parking can be provided on the site to accommodate the additional needs generated by the home occupation.
 - ii. That any added parking would not detract from the visual appearance of the residence or adversely impact adjoining properties.

12. Off-Street Parking - Off-street parking and loading serving a principal activity, whether located on the same zone lot or on a different zone lot, but only if the facilities involved are reserved for the residents, employees, patrons or other persons participating in the principal activity.

13. Parents Day Out - Childcare for preteen age children, for not more than twelve (12) hours in any one (1) week, shall be considered an accessory use when operated by a place of worship.
14. Private Recreation Facilities - Private swimming pools, tennis courts and other outdoor recreational facilities exclusively for the use of the residents.
15. Production for Retail Sale - Production of goods for sale by a firm engaged in a principal commercial activity on the same lot shall be considered an accessory use, but only if:
 - a. All goods so produced are sold at retail by the same firm either on the same or other lots;
 - b. Such production does not occupy more than forty-nine (49) percent of the total floor area occupied by such firm on the lot;
 - c. Such production does not in any case occupy more than two thousand (2,000) square feet of such floor area; and
 - d. Such production occurs only in an enclosed building.

B-105.2 Special Exception Accessory Uses (BZA) or Uses-on-Review (PC) - In addition to the requirements established for accessory uses generally, the specific standards set out below for individual accessory uses and activities shall be met as part of the conditions for issuing the use permit. Upon issuance of any permit for a conditional accessory use or use-on-review as specified by this section such use, or activity shall be continuously subject to compliance with any operational standard or criteria established by the Board of Appeals or Planning Commission and limitations imposed upon such use by virtue of its being classified as "accessory" to a principal use or activity.

All accessory activities to a special exception (BZA) use shall be approved in accordance with the procedure set out in ARTICLE XII, Section 12-105, for review and approval of conditional uses generally. An accessory activity may be approved along with the principal conditional use or at any point subsequent thereto in the manner provided, herein. Any use-on-review (PC) shall be reviewed by the Planning Commission along with the following provisions. Accessory uses with supplemental provisions include the following:

1. Accessory Day Care (PC approval) - Childcare for preteen age children shall be considered an accessory use when operated by a health care, commercial or manufacturing activity where the care is provided solely for the children of their employees and meets all applicable state and local regulations for a childcare center for children.
2. Bed and Breakfast Inn (PC approval in Commercial Zones or BZA approval in Agricultural and Residential Zones as permitted) - Bed and breakfast inns (see definition) may be permitted subject to the following conditions:
 - a. Individual rooms, which are rented, shall not contain cooking facilities.
 - b. The owner and/or operator must reside on the premises.
 - c. The bed and breakfast establishment shall not create noise, light, or traffic conditions detrimental to neighboring properties.
 - d. No exterior alterations other than those necessary to assure safety of the structure, shall be made to any building for the purpose of providing a bed and breakfast establishment.
 - e. The bed and breakfast establishment must front on or have direct access to a public street of adequate design for the proposed use.
 - f. Off-street parking shall be provided, however no off-street parking is permitted in the front yard area.
 - g. One (1) off-street parking space shall be for each guest/rental room in addition to the spaces required for the dwelling. Maneuvering area shall be provided on-site to allow vehicles to exit property front-end first.
 - h. Screening may be required of off-street parking areas to minimize any detrimental impact to adjoining properties.
 - i. The bed and breakfast establishment shall be service by a public water and wastewater system.
 - j. A landscaping plan shall be required that is compatible with neighboring properties.

- k. A total of one (1) yard sign, not exceeding six (6) square feet in area and three and one-half (3 1/2) feet in height may be permitted provided it is situated in a manner so as not to adversely affect traffic safety, corner vision or similar condition. The sign may only be indirectly illuminated. Banners, flags, noise making or musical devices, portable or lighted signs are not permitted.
3. Operation of a Cafeteria (PC approval) - Operation of a cafeteria for employees, residents, patrons or others participating in the principal activity conducted by an organization engaged in community facility activity on the same zone lot. Where the community facility is permitted as a conditional use an accessory cafeteria must be approved as a part of the action granting said permit.
4. Residential Occupancy in Connection with Nonresidential Activity (PC approval) - Residential occupancy may be permitted as an accessory use to a principal nonresidential activity located on the same zone lot subject to the following:
 - a. Only One Unit Permitted - No more than one (1) dwelling or rooming unit may be permitted in connection with a principal nonresidential activity located upon the same zone lot.
 - b. Occupancy Limited - Any dwelling or rooming unit permitted under the provisions of this section shall be limited to occupancy by person(s) employed in the principal nonresidential activity located upon the same zone lot.
 - c. Residential Occupancy Prohibited - No dwelling or rooming unit may be located upon any site with a nonresidential activity that is defined by this resolution as a "**hazardous occupancy.**"
5. Special Private Event(s) on Private Property (BZA approval) - Any special event, such as a wedding ceremony, reception, shower or other private party held at a private residence shall be permitted. In the event that a residence holds facilities and makes accommodations for such private parties as a service for a fee, such accessory use shall be considered a type of Major Home Occupation requiring Board of Zoning Appeals approval. The following supplemental provisions shall apply:
 - a. The property shall be a minimum of five (5) acres in order to accommodate parking, diffuse noise and lighting;
 - b. The party shall conform to those operational performance standards as described in Article VIII;
 - c. The accommodation of special events/parties open to the public as a service for a fee shall be seasonal in nature;
 - d. The owner of the property shall present to the BZA written consent from the adjacent property owners;
 - e. A declaration of intent shall be presented to the BZA illustrating the nature of the accessory use;
 - f. The site shall have direct access to a public street and accessible road frontage to the public street; and
 - g. All other home occupational standards shall apply.
6. Residential Accessory Structure as Principal Structure – Under unique circumstances, a residential accessory structure may be permitted on a parcel wherein a principal structure is not established, subject to BZA approval when the following conditions are present:
 - a. The parcel of land was created prior to the adoption of the first zoning code, September 1, 1988;
 - b. The parcel has no feasible access for sanitary sewer and/or cannot support subsurface sewage disposal system due to poor soils, terrain, slopes or other geographical and geological reasons and a written statement from the public sewer agency or state environmentalist declares such situation unsuitable for a dwelling;
 - c. The accessory use would not be out of character with the neighborhood;
 - d. The residential principal setbacks shall be satisfied for the accessory structure;
 - e. A natural established vegetative buffer is preserved and maintained, or a buffer strip shall be required on all sides and rear property lines abutting agricultural or residential zoning districts;
 - f. Only one such accessory structure may be permitted on the parcel;
 - g. The land is also unsuitable for agricultural uses due to topography;
 - h. The accessory structure shall not be used to operate a business of any kind or be used for a permanent or temporary dwelling.
7. Adaptive Re-use of Steel Storage/Cargo Shipping Containers – Steel Storage/Cargo Shipping Containers (SSCS) may be adapted and re-used as residential or agricultural storage buildings with the following supplemental design criteria:
 - a. Special Exception/Conditional Use on Review by the Board of Zoning Appeals;
 - b. Tract of land must be a minimum of five (5) acres and zoned A-1, General Agricultural;

- c. An evergreen planted buffer around the perimeter of the structure (see buffer code in Article 8) may be required at the discretion of the Board of Zoning Appeals based upon site visibility to neighbors;
- d. Added structural pitched roof built to current adopted building code;
- e. Anchored/tied down containers that are set plumb and level at grade;
- f. No commercial activity shall take place within the structure;
- g. Cannot exceed two containers high;
- h. Total structure shall be setback a minimum of thirty (30) feet along all property lines;
- i. Shall not exceed the square footage limitation set forth in article 3-103.5 for Customary Residential Accessory Structures;
- j. Building permit required once approved by BZA. *(Amended on 05.16.2011)*

B-106 **TEMPORARY USES** - The provisions of this section are necessary to govern the operation of certain seasonal and other temporary uses. Application for a temporary use and occupancy permit shall be made to the Building Commissioner. The application shall contain information as to the nature of the proposed use, the anticipated period of operation, the number and location of parking spaces and sanitary facilities. No permit issued, herein under, shall be for a time period in excess of that stipulated below for the individual activity indicated.

- A. Circus or Carnival - May be permitted in the following districts:
 Commercial Districts - All
 Manufacturing Districts - All

Such permit may be issued for a period of no longer than fifteen (15) days. Such use shall only be permitted on lots where adequate off-street parking can be provided.

- B. Christmas Tree Sale - May be permitted in agricultural, commercial or manufacturing district. Such permit may be issued for a period not longer than forty-five (45) days.

- C. Religious Tent Meetings - May be permitted in any district. Such permit shall be issued for not more than a thirty (30) - day period. Such activity shall be permitted only on lots where adequate off-street parking can be provided.

- D. Special Civic Events Including Temporary Non-Profit Festivals, Bazaars, etc.-Within those districts where permitted as a special exception (BZA) use, temporary nonprofit festivals, bazaars, etc. the following supplementary provisions shall apply.

- (1) No permit may be issued for a period not longer than fifteen (15) days.
- (2) Such activity may be permitted only on lots where adequate off-street parking can be provided.
- (3) When the activity is to be located within any residential district, the minimum site shall be no less than four (4) acres in size.
- (4) All necessary temporary sanitary facilities shall be approved by the local Department of Health.
- (5) The Board of Zoning Appeals shall have the power to restrict the days and hours of operation of the activity.

- E. Temporary Construction Offices - In any district, a temporary use permit may be issued for contractor's temporary office and equipment sheds incidental to a construction project. Such permit shall not be valid for more than one (1) year but may be renewed for six (6) month extensions. Such use shall be removed immediately upon completion of the construction or expiration of the temporary use permit, whichever occurs sooner.

- F. Temporary Dwelling Unit in Cases of Special Hardship or During Construction of Permanent Dwelling
In any agricultural or residential district, the use of a pre-existing residential dwelling may be continued during the construction of the permanent dwelling allowed within the district with the following restrictions: Along with the issuance of a temporary dwelling permit, the applicant must file for a new dwelling permit simultaneously. The purpose of such temporary use shall be to provide shelter for only the residents of the principal structure during the period of construction and to prevent an exceptional hardship on the same. Upon completion of the new dwelling, before a Certificate of Occupancy can be issued for the new dwelling, the pre-existing dwelling must be demolished or removed to comply with 3-103.6(5). Under no circumstances shall such dwelling be used for a permanent accessory structure, as defined herein. (Amended May 19, 2022). As an alternative when no pre-existing dwelling exists, the landowner may temporarily seek shelter within a personal self-contained recreational vehicle, which contains plumbing facilities, during construction of a permanent dwelling. A pop-up camper or RV that does not have such facilities included within, shall not be permitted. Such temporary recreational vehicle shall be connected to electricity, water and septic or sewer with proof of proper connections and permitting with the utility providers. The building inspector shall perform an inspection to check compliance with such electric/water/sewer requirements prior to the RV being occupied. Such temporary recreational vehicle shall be permitted for six (6) months during the construction with an active and approved building permit. The Building Official may extend the temporary dwelling permit so long as the building permit remains active and progress is being made on the construction of the permanent dwelling. (Amended on 12 12 2024)

- G. Temporary Real Estate Sales - Temporary conduct of a real estate sales office that is necessary and incidental to and located on the site of a subdivision being developed into five (5) or more lots shall be considered an accessory use.
- H. Temporary Campground/Recreational Vehicle Park/Day Parking for Special Event - A campground and/or recreational vehicle park means any lot, tract or any portion of a parcel of land, which is intended to be used, or is used for camping purposes for periods of ten (10) or fewer consecutive days in conjunction with a special event held in or near the community. Temporary campgrounds may be permitted in any district with the following requirements. In order to protect the health and safety of patrons and surrounding residents, the following provisions shall apply to temporary campgrounds:
1. A temporary campground shall have at least one source of potable water on its premises for use by patrons of the facility. The sources of potable water for tent camping shall be spaced not more than 200 feet apart, and not more than 500 feet apart for vehicular or trailer camping. If the campground has five (5) or fewer campsites, a residential dwelling on the premises may supply the source of potable water. An appropriate number of ground faucets shall be required for campgrounds having more than five (5) campsites.
 2. A temporary campground shall have suitable restroom facilities on its premises. If the campground has five (5) or fewer campsites, a residential dwelling on the premises may provide the restroom facilities. Campgrounds having more than five (5) campsites shall have permanent or portable restroom facilities. When portable restroom facilities are used, the campground shall have at least one (1) such facility for every fifteen (15) tent campsites, and at least one (1) such facility for every thirty (30) recreational vehicular campsites.
 3. Every campsite in a temporary campground shall be located within 600 feet of a fire hydrant on a water line of at least six (6) inches in diameter or have an approved alternative fire protection plan, approved by the local fire chief.
 4. Campfires shall be permitted only after the issuance of a burn permit from the Tennessee Department of Agriculture – Division of Forestry (at the Warrior's Path State Park).
 5. Each temporary campground shall have a means to provide access on its premises by emergency vehicles during all types of weather conditions. If the campground has five (5) or fewer campsites, frontage of the campground to a paved public roadway shall be sufficient. Campgrounds with more than five (5) campsites shall have graveled or paved driveways sufficient to permanent access by emergency vehicles to and on the premises.
 6. For temporary campgrounds with more than five (5) campsites all ingress-egress driveways, aprons, and travel lanes to the registration booth or fee collection station shall be constructed of asphalt or concrete. No registration booth or fee collection station may be located within fifty (50) feet of the right-of-way of the public street or highway. Such registration booth or fee collection station shall have a minimum driveway length as a stacking of three (3) vehicles.
 7. A temporary campground shall have suitable containers on the premises for the collection and disposal of refuse (solid waste).
- I. Temporary Storage of Equipment In Agriculturally Zoned Districts of Large Tracts: To assist small business owners of earth moving equipment, the temporary storage of no more than ten (10) pieces of their earth moving equipment and the necessary carriers, shall be allowed on parcels zoned agriculturally (A-1 and A-2 only) that are five (5) acres or more in area for a time period not to exceed ninety (90) consecutive days in a calendar year (*amended October 17, 2005*).
- J. Temporary Portable Storage Units for Residential Use: The portable storage container units shall be permitted in all agricultural and residential zones for the purposes of the temporary storage of customary residential wares or for the remodeling/renovation/construction purposes for a period not to exceed sixty (60) days in any calendar year unless extension of time limits approved by the Building Commissioner (*Amended September 17, 2007*).
- K. Temporary/Seasonal Sale and Display of Fireworks: In any commercially zoned district where general retail sales are permitted, the temporary/seasonal display and sale of fireworks may be permitted with the following conditions:
1. A Seasonal Fireworks Sales permit be obtained from the State of Tennessee;
 2. A Seasonal Fireworks Sales approval be obtained from the County Mayor;
 3. A temporary Zoning Compliance Permit be obtained from the County Planning & Zoning office;
 4. A Vendor License be obtained from the County Clerk's Office;
 5. All temporary tents be setback according to the building setbacks of the zoning district;
 6. All temporary tents be located outside of any required parking or loading areas;

7. A portable restroom facility be located on the premises on vacant lots if permanent facilities are not available on site;
8. All temporary tents, portable restrooms, storage facilities, and any other structure or vehicle associated with the tent sale are limited to two periods in a calendar year not to exceed 20 consecutive days per period during the New Years and Independence Day holidays only as per Tennessee State Law. All other sales of fireworks shall be in a permanent commercial establishment as approved by the County and State;
9. A permit fee shall be paid upon application, per Article 12-109 with a recommendation to the County Commission that the fee be set for \$300 for this particular temporary use permit. A separate permit shall be required per site and per time period. *(amended on November 15, 2010)*

APPENDIX C

STANDARD LOT SIZE AND BUILDING AREA ILLUSTRATIONS

The following illustrations are standards for determining the building area, setbacks, and yards for varying lot sizes and shapes. These illustrations represent the standards for such as recognized by the American Planning Association and have been utilized by communities across the country. Regardless of the orientation of the principal structure (house, office building, manufacturing plant, church, etc.) the yard areas are determined by the location of the public road or private easement as accepted. The front of a lot shall be construed to be the portion nearest the public road or the private road, wherever the E-911 address is officially assigned (*amended August 15, 2005*). These illustrations are for supplemental review only and shall conform to the bulk regulations as stated herein.

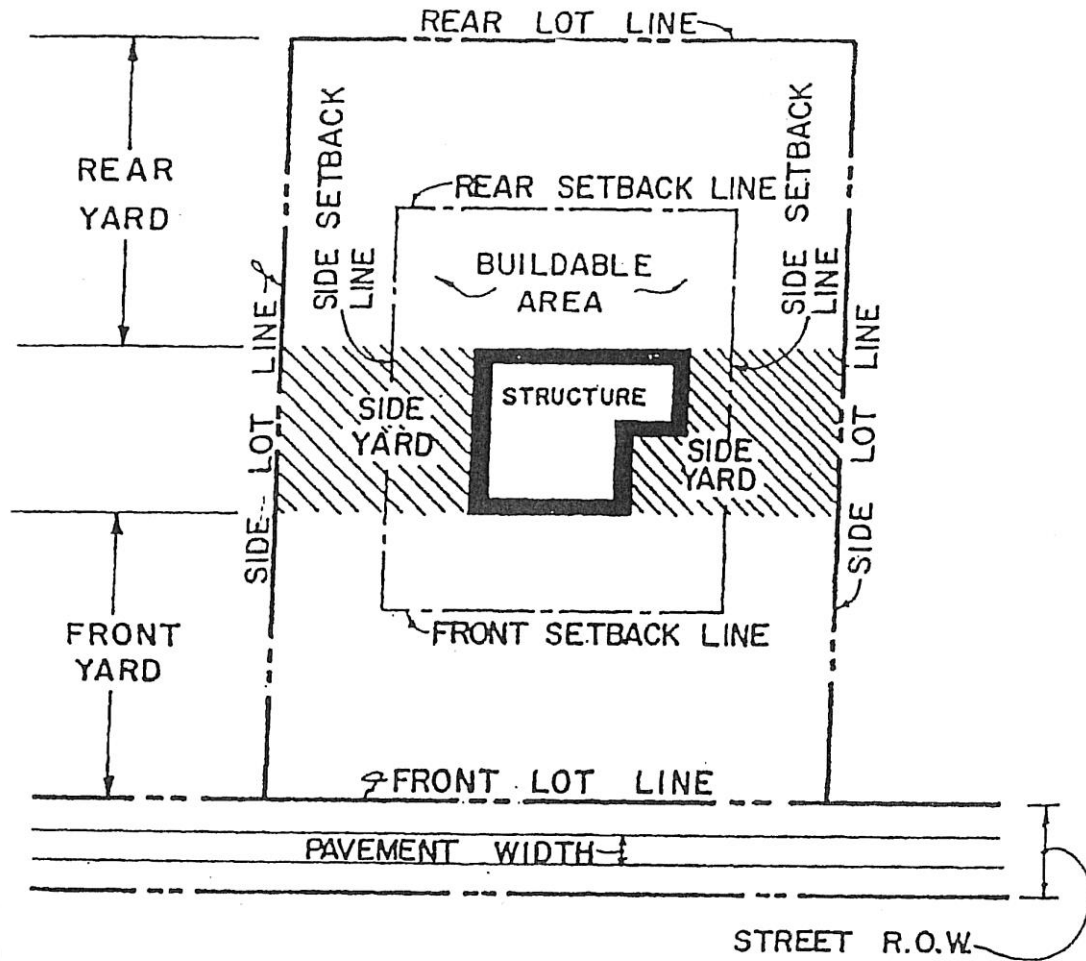


ILLUSTRATION NO. 1

NOT TO SCALE

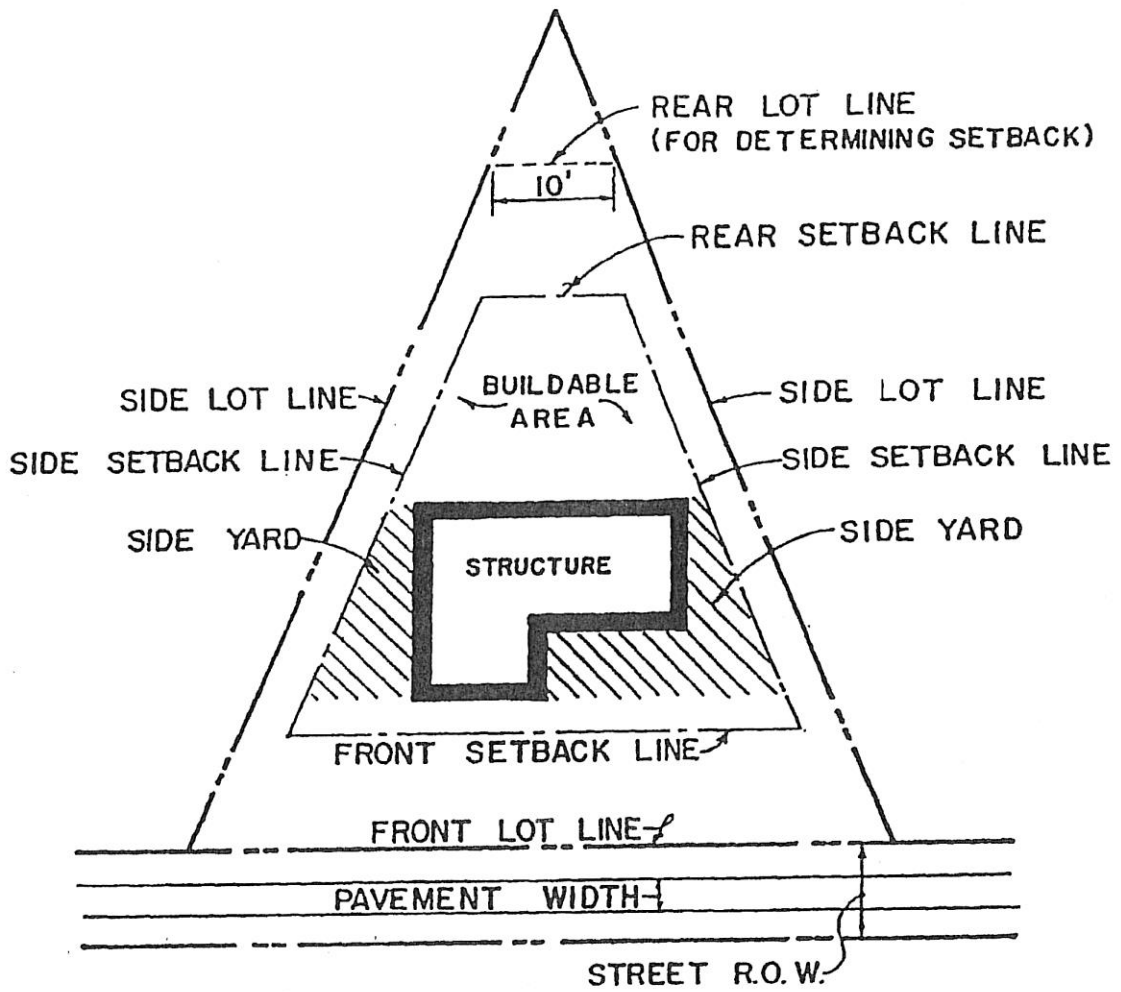


ILLUSTRATION NO. 2

NOT TO SCALE

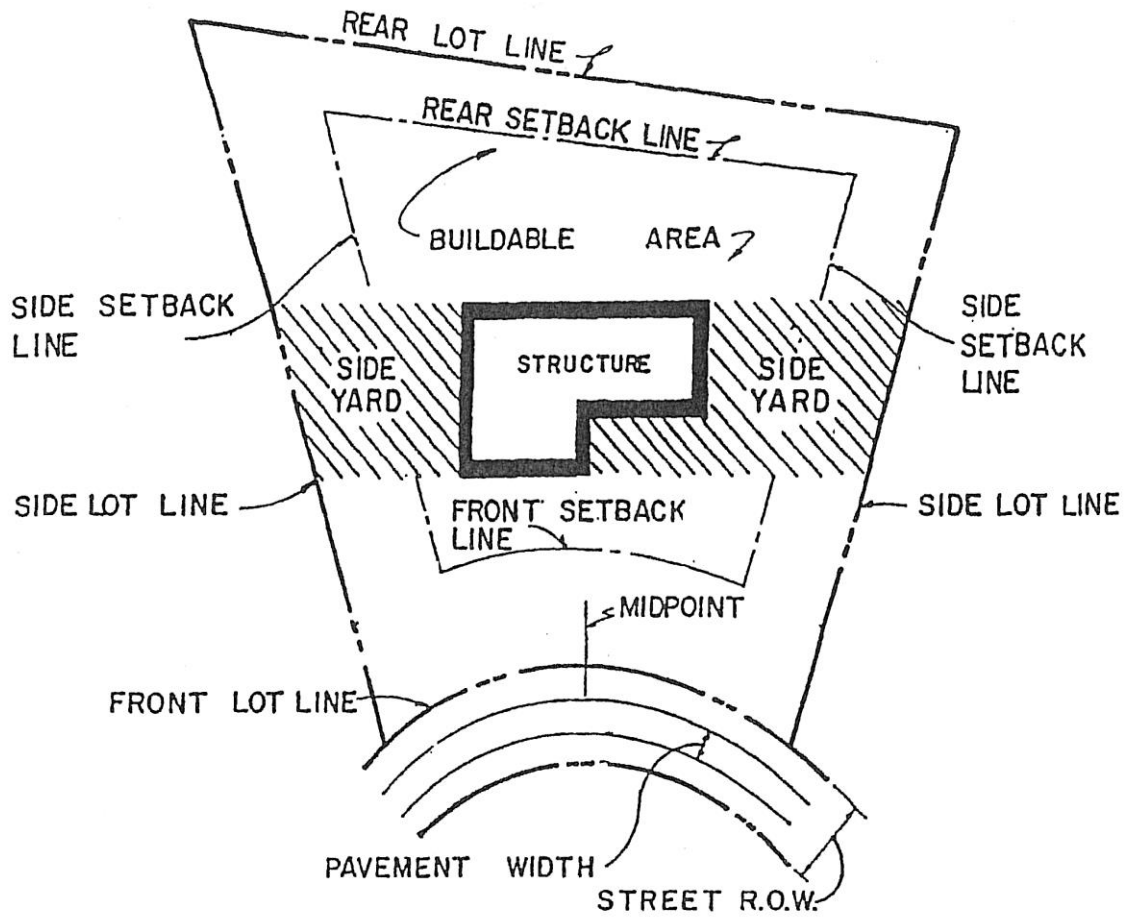


ILLUSTRATION NO. 3

NOT TO SCALE

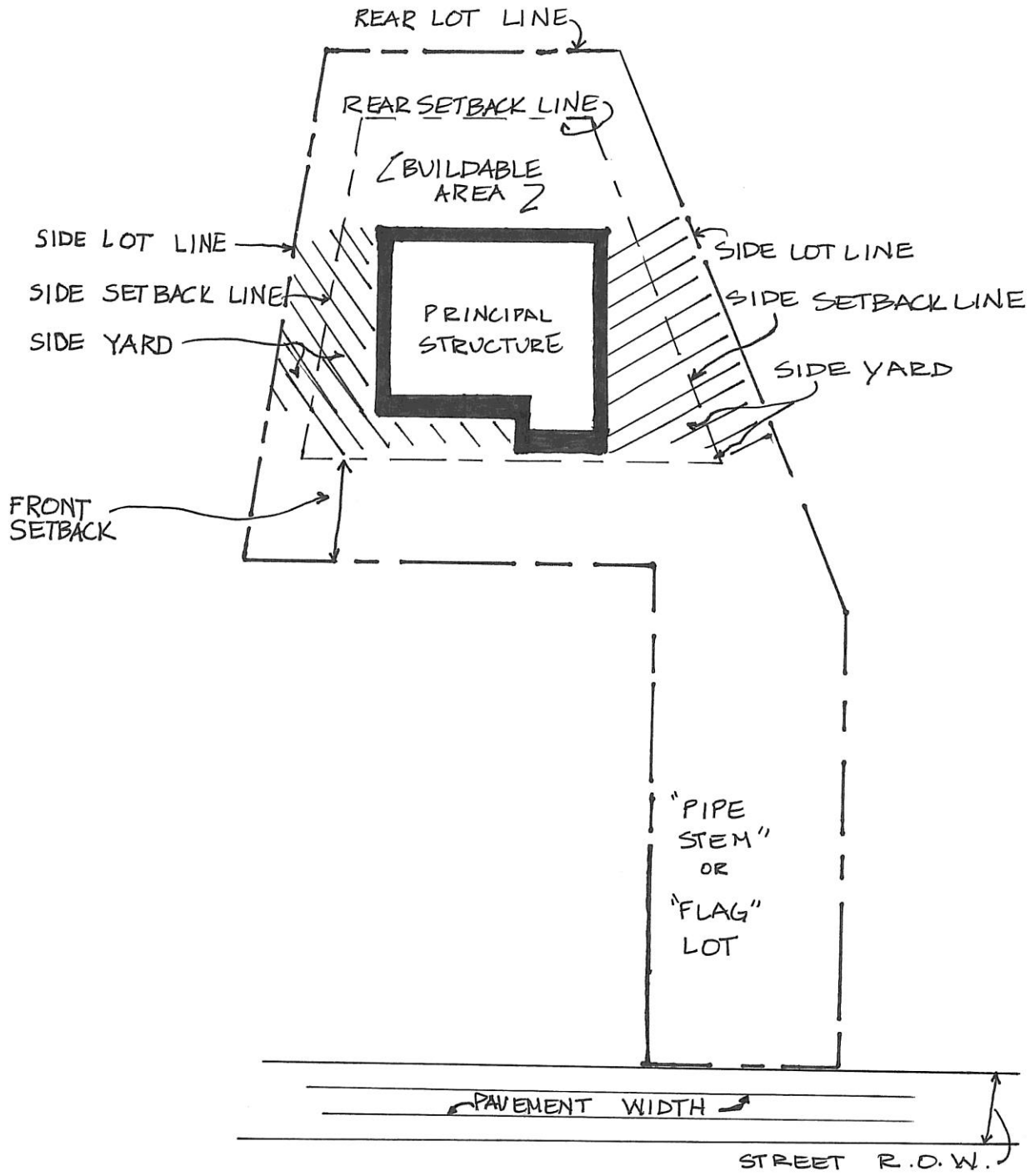


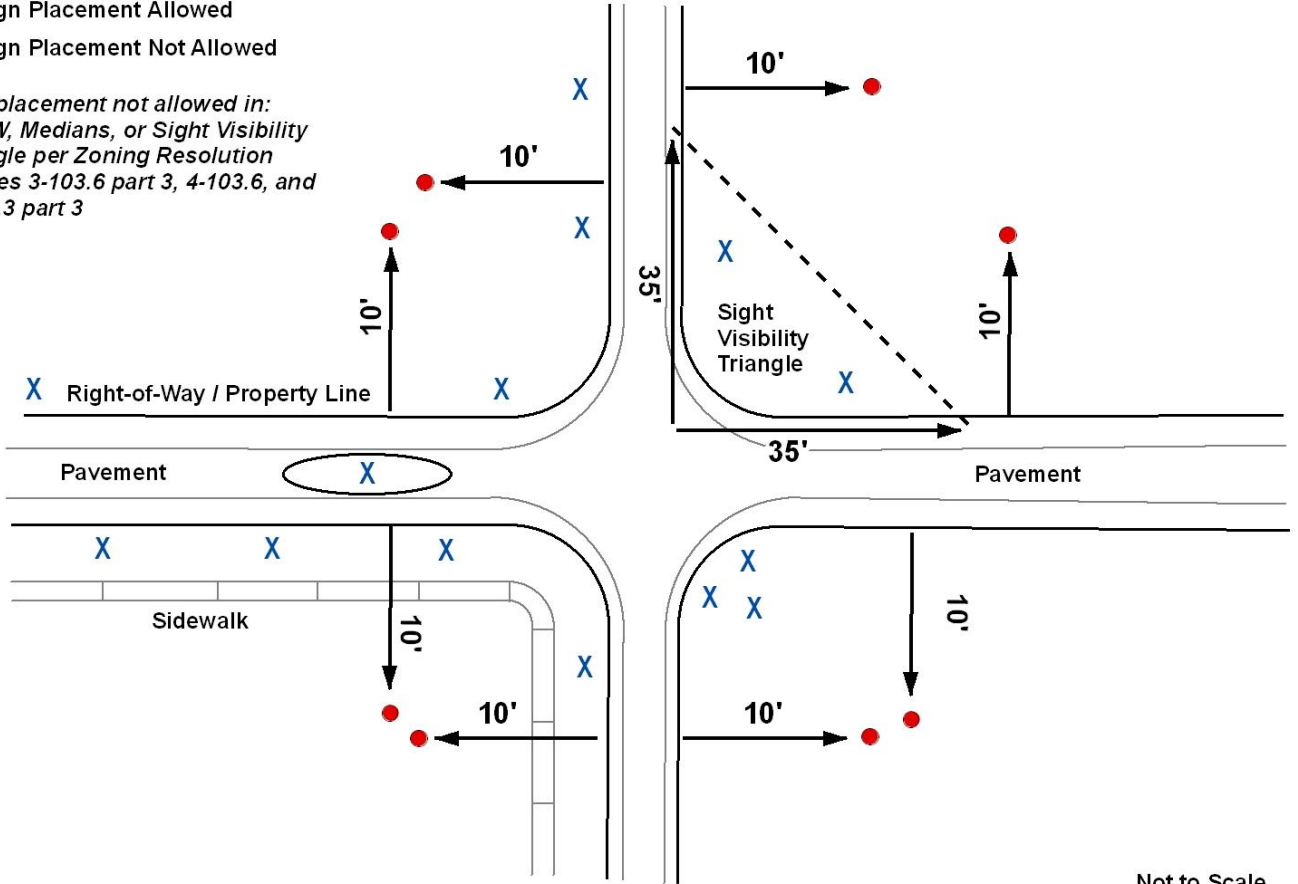
ILLUSTRATION NO. 5

NOT TO SCALE

Permanent Sign Placement

- Sign Placement Allowed
- X Sign Placement Not Allowed

Sign placement not allowed in:
 R-O-W, Medians, or Sight Visibility
 Triangle per Zoning Resolution
 Articles 3-103.6 part 3, 4-103.6, and
 5-103.3 part 3



Not to Scale

ABBREVIATIONS FOR ZONING DISTRICTS – MAP CORRELATION

CURRENT ZONING DISTRICTS

OLD ZONING DISTRICTS

A-2 (AGRICULTURAL AND OPEN SPACE)	A-1 (GENERAL AGRICULTURE)
A-1 (AGRICULTURAL/SINGLE FAMILY RESIDENTIAL)	A-2 (AGRICULTURAL-RESIDENTIAL)
AR (AGRICULTURAL/LIGHT RECREATIONAL USES)	N/A
R-1 (LOW DENSITY, SINGLE-FAMILY RESIDENTIAL)	R-1 (LOW DENSITY RESIDENTIAL)
R-2 (MEDIUM DENSITY, 1 TO 2 FAMILY RESIDENTIAL)	R-2 (MEDIUM DENSITY RESIDENTIAL)
R-2A (MEDIUM DENSITY NO SINGLEWIDE MOBILE HOMES)	R-2A (MEDIUM DENSITY RESIDENTIAL)
R-3A (HIGH DENSITY RESIDENTIAL) - APARTMENTS	R-3A (HIGH DENSITY RESIDENTIAL)
R-3 (HIGH DENSITY RESIDENTIAL -MOBILE HOME PARKS)	R-3 (HIGH DENSITY RESIDENTIAL)
R-3B- (HIGH DENSITY SINGLE FAMILY ATTACHED AND DETACHED)	R-3B (HIGH DENSITY RESIDENTIAL)
<i>DELETED PRD AS THE USES ARE THE SAME AS R-3A AND R-3B</i>	PRD (PLANNED RESIDENTIAL DISTRICT)
B-1 (NEIGHBORHOOD COMMERCIAL) - non-regional commercial uses	B-1 (NEIGHBORHOOD COMMERCIAL)
B-2 (DOWNTOWN BLOUNTVILLE-MIXED USE) - only Blountville area	B-2 (CENTRAL BUSINESS DISTRICT)
B-3 (GENERAL COMMERCIAL) - most community commercial uses	B-3 (GENERAL COMMERCIAL)
B-4 (CORRIDOR COMMERCIAL) – regional uses along major thoroughfares	B-4 (ARTERIAL BUSINESS)
<i>DELETED SHOPPING CENTER DISTRICT AS THE USES WERE THE SAME AS PBD</i>	S-C (SHOPPING CENTER)
PBD/SC (PLANNED GENERAL COMMERCIAL) - requires PC approval	PBD (PLANNED BUSINESS – B-1, B-2, B-4)
PBD-3 (PLANNED CORRIDOR COMMERCIAL) – requires PC approval	PBD-3 (PLANNED BUSINESS –B-3)
PMD-1 (PLANNED MANUFACTURING-LIGHT INDUSTRIAL) PC approval, along major roads or parks only	PMD-1 (PLANNED MANUFACTURING)
PMD-2 (PLANNED MANUFACTURING-HEAVY INDUSTRIAL) PC approval, along major roads or industrial parks	PMD-2 (PLANNED MANUFACTURING-2)
M-1 (MANUFACTURING-LIGHT INDUSTRIAL) light commercial/manufacturing compatible with surrounding areas	M-1 (INDUSTRIAL DISTRICT)
M-2 (HIGH IMPACT USE DISTRICT)	M-2 (HIGH IMPACT USE DISTRICT)
PUD (PLANNED UNIT DEVELOPMENT) <i>deleted PR-BD as the uses and PC approval is same</i>	PR-BD (PLANNED RESIDENTIAL-BUSINESS)

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL FACILITIES (amended 10/20/2022 by CC)

<u>Types of Campgrounds by Zoning Requirements</u>	<u>Temporary Campground Special Event Day-Parking</u> (permitted in any zoning district)	<u>Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious</u> (permitted in any zoning district)	<u>Seasonal Commercial Campgrounds</u> (permitted in the AR Agricultural / Recreational District only)	<u>Seasonal RV Park Model Campground</u> (permitted in the A-RV Agricultural / RV Park Model District only)	<u>Rural Retreat & Cabin Developments</u> (permitted in the RRC Districts only)
Purpose and Needs	To provide for the safe and temporary housing accommodations to tourists and guests during a Sullivan County special event open to the public. To provide a designated area for guests to stay near the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year. Seasonal Use: April through November only.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Seasonal RV Park Model developments are exclusive by design and structure for owners or renters of Park Model Recreational Vehicles only. Seasonal Use: April through November only and not designed for permanent occupancy.	To provide for temporary accommodations for anglers, boaters, and outdoor enthusiast while seeking access to the public lakes, rivers, and trails in rural Sullivan County. This district allows development of cabins, lodges, and other permanent structures for the use and enjoyment of guests during their short-term stay. Not designed for long term occupancy
Permitted By Specific Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR only	Permitted in A-RV District Only.	Permitted in RRC Districts only
Site Plan Approval by Planning Commission or staff required	No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
Stormwater Pollution Prevention Plan and TDEC Permit Required	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of a larger common development plan	Yes, if grading over an acre and/or part of larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan.	Yes, if grading over an acre and/or part of a larger common development plan
Types of camping accommodations permitted	Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted. All shall be removed post event and shall not remain on site.	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager’s dwelling only, <u>excluding any type of RV park model, or singlewide manufactured housing.</u>	A type of camping unit defined as a seasonal and recreational camping facility such as a tent, RV, motor home, camper, pop-up camper/tag along, 5 th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions. Does not permit RV Park Models.	RV Park Models only, designed for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.	Site-Built Cabins and lodges only. Permanent dwelling for owner or site manager permitted.
Types of Amenities and Facilities Permitted	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, playground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
Full-time Residence permitted for Owner, Manager, Dock Master,	One residence only permitted to manage temporary campground	Permitted if needed	It is recommended that the owner and/or park manager live on site.	It is recommended that the owner and/or park manager live on site	It is recommended that the owner and/or park manager live on site
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district	Yes
Open Burning Permitted	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit	Per local guidelines with State burn permit
Safe Drinking Water and Frost Proof Spigots shall be required per local Utilities Agency	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for Park Model Site, as approved by the local utility provider or TDEC if well water.	Permanent plumbing shall be required per the Building Code. Frost-proof spigots also required near fire pits and common areas

Sanitary Sewer or other on-site Sewerage Disposal System Required	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations provided shall also be installed per State regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan. Individual septic systems shall be required for owner/manager permanent dwelling.	Each cabin shall have an approved individual septic system as approved by the State. Individual septic system shall also be required for the owner/manager dwelling.
Individual Mail Receptacle Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager	Only for owner/manager
Electrical Service Hook-Ups/Connections	Not required for individual sites	Not required for individual camping sites	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Electric and water hook-ups required for each camping site. Shared septic, bathhouses or dump stations must be provided for guests per TDEC regulations.	Cabin developments must meet all building code requirements and State Electrical Code
Paving and Parking Requirements	A paved or graveled entrance is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved, graveled, or grassed.	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site	Pavement is required to connect to any access point off a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes, and mud. No dirt roads shall be allowed at any time due to dust and erosion. One extra parking space is required for every camping unit.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site.	All access points and primary internal roads leading to any permanent facility (shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes, and mud. One extra parking space is required for every camping unit site. All lodges or places of assembly shall be paved and meet ADA Code
Central Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes	Yes
Permanent Accessory Structures Permitted by Fee per Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required (free-standing decks, covered decks, screened-in covered decks, patios, or storage buildings only)	No	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced, or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to Park Models, shall be reviewed, and approved by the Planning & Codes Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Owner of property and/or manager may have accessory structures per the Zoning Standard per Table 3-103C	Cabin developments may have decks and meet IRC building code requirements. Owner / manager of property may have accessory structures per the Zoning Standard per Table 3-103C
Separation of Camping Sites	Twenty-foot separation between all vehicles/campers and removed after event.	Regulated by TDEC and State Fire Marshal as applicable.	Yes, a twenty-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide. All campers and RVs shall be “road-ready” and not permanently set-up. All sites shall be located above the designated floodplain.	Yes, a twenty-five-foot separation between all park models including any freestanding decks shall be required. Each site shall be a minimum of fifty (50) feet wide. All structures shall be located above the designated floodplain.	Cabins Developments shall have a minimum of a twenty-five-foot separation measured from any roof overhang or deck – same as any permanent dwelling code
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107

Storage Facility for Outdoor Recreational Equipment: boat trailers, boats, kayaks, ski-dos, canoes, and the like	Prohibited unless in a commercial zone with site plan approval	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.	One Storage Facility for outdoor recreational equipment shall be permitted by site plan approval by the Planning Commission – not for individual guest or general public.
All other bulk regulations apply per zoning district and site plan requirements	Yes	Yes	Yes	Yes	Yes
Building Permits Required	If applicable	Yes, unless governmental entity	Yes	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	No	No
Open long-term storage of vehicles, and other personal effects	No	No	No	No	Only for property owner
Galley, Snack Shops, Food Trucks, etc.	No	Yes	Yes – Per Planning Commission approval	Yes – Per Planning Commission Approval	Food Service for guests only in Lodge per Planning Commission approval
Marinas, Boat Houses, and other Boating Services	No	No unless government-owned	Per TVA permitting	Per TVA permitting	Per TVA permitting
Other outdoor recreational facilities Permitted	No	Yes – limited by zoning district	Yes – limited by zoning district	Yes – limited by zoning district	No, only services for on-site cabin guests only and not the general public
Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)	N/a	10 per acre for seasonal camping sites, two per acre for cabin and lodge developments if on septic systems.	Ten (10) camp sites per acre maximum and further restricted per TDEC & TVA.	Five (5) Park Model Sites per acre maximum and further restricted per septic system guidelines per TDEC & TVA.	Two (2) cabins and owner/manager per acre maximum and further restricted per septic system guidelines per TDEC and TVA
Building Setback Requirements	All permanent structures shall comply with the district in which they are located	The perimeter setbacks shall be 30' front, 12' sides and 30' rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the zoning district. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be the same as the R-3 zoning district of 30 on all sides. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.

Appendix E

Driveway Connection Permit (Coordination with SC Highway Department)

Sullivan County, Tennessee
Application for Driveway Connection Permit to County Maintained Road

Contact Information:
Name:
Address of Proposed Driveway Connection:
Current Address if different:
Home Telephone #:
Cell Phone #
Work Phone #

<u>Is Your Property (Circle One)</u>
Road Level:
Above Road Level:
Below Road Level:

<u>Approximate Acreage Being Developed:</u>
In acres:

<u>Secured approval with Planning & Zoning Dept.</u>
yes
not yet

<u>Number of Driveway Connections Requested:</u>

<u>List nearby landmarks:</u>
Intersecting Roads
Names of Business

If the highway is a 4-Lane Facility, is there a median?
yes no
If yes, is the median
concrete grass

Does Proposed Driveway Cross a Creek, Stream, or River?
If yes, please secure pre-approval from Building Commissioner and/or TDEC
Date of Permit Issued by:

If a median divided section is in place, show distance from your property to nearest median crossover (in feet)

Issued this the _____ day of _____, _____.

Pursuant to Sullivan County Board of County Commissioners Resolution No. 2009-04-49

PROPERTY OWNER Signature: _____	SULLIVAN COUNTY HIGHWAY COMMISSIONER/REPRESENTATIVE Signature: _____	_____
-------------------------------------------	--------------------------------------------------------------------------------	-------

Sketch of Proposed Driveway Connection (to be drawn by SCHED inspector)

road frontage width =

Length of tile =

Diameter of tile =

Closest Adjacent Driveway (in feet) =

Driving Surface Proposed (gravel, asphalt, concrete, stamped concrete, other)

Distance from centerline to tile (in feet) if applicable =

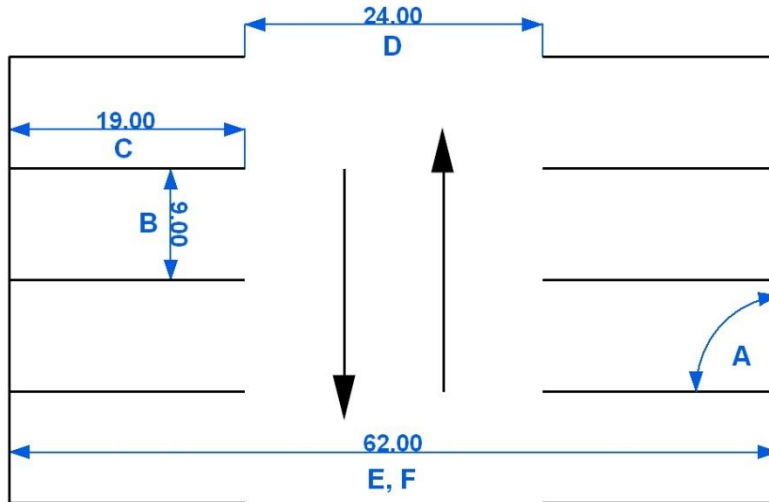
drawn by:

Appendix F

The following illustrations correspond to Illustration 7-104.2, Parking Space and Aisle Dimensions table.

Parking Space and Aisle Dimensions

Dimensions in Feet

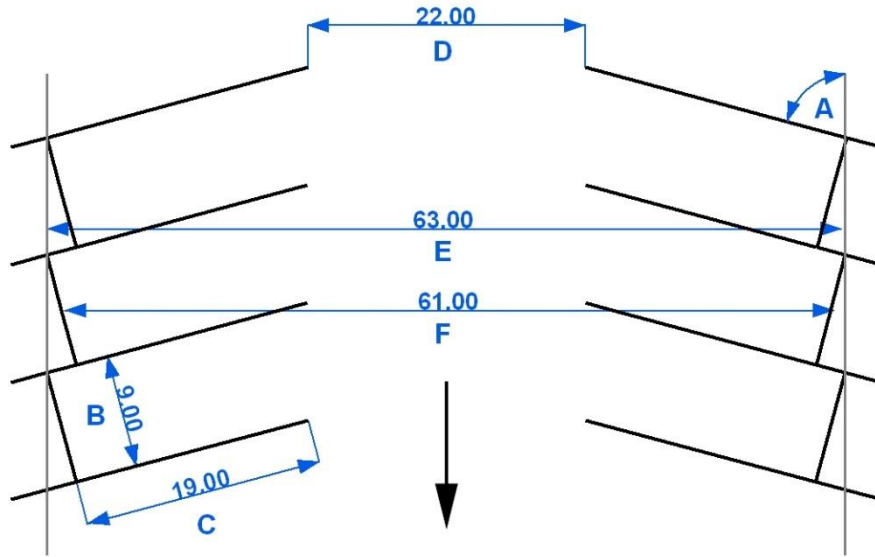


90-Degree Parking Angle, Two-Way Aisle

A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
90°	9.0'	19.0'	24.0'	62.0'	62.0'

Parking Space and Aisle Dimensions

Dimensions in Feet

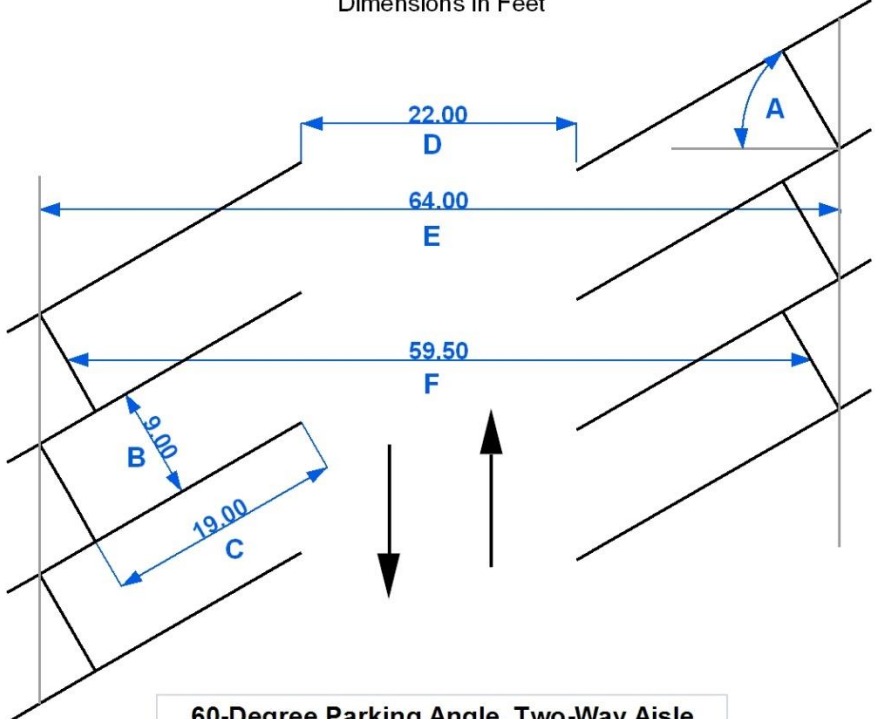


75-Degree Parking Angle, One-Way Aisle

A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
75°	9.0'	19.0'	22.0'	63.0'	61'

Parking Space and Aisle Dimensions

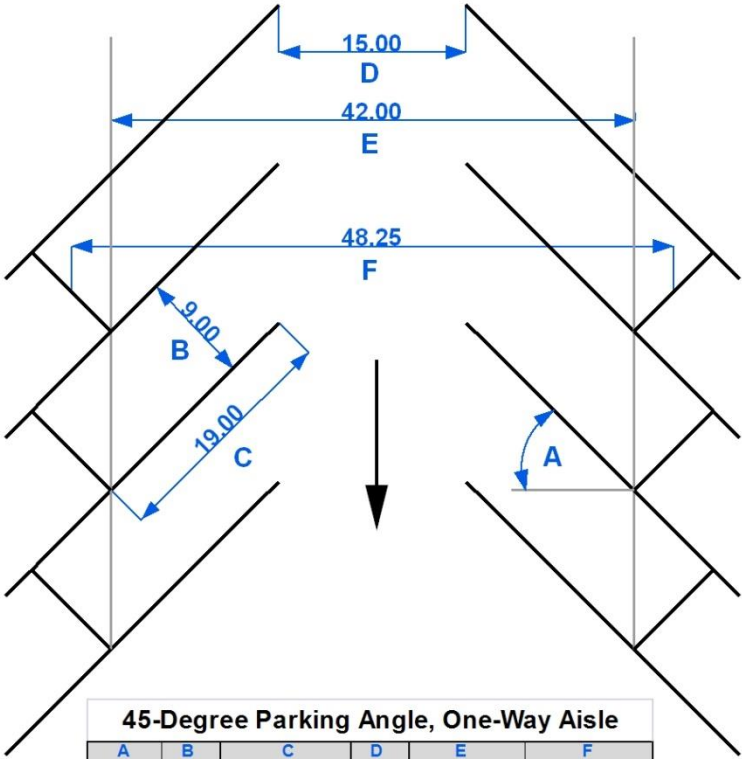
Dimensions in Feet



60-Degree Parking Angle, Two-Way Aisle					
A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
60°	9.0'	19.0'	22.0'	64.0'	59.5'

Parking Space and Aisle Dimensions

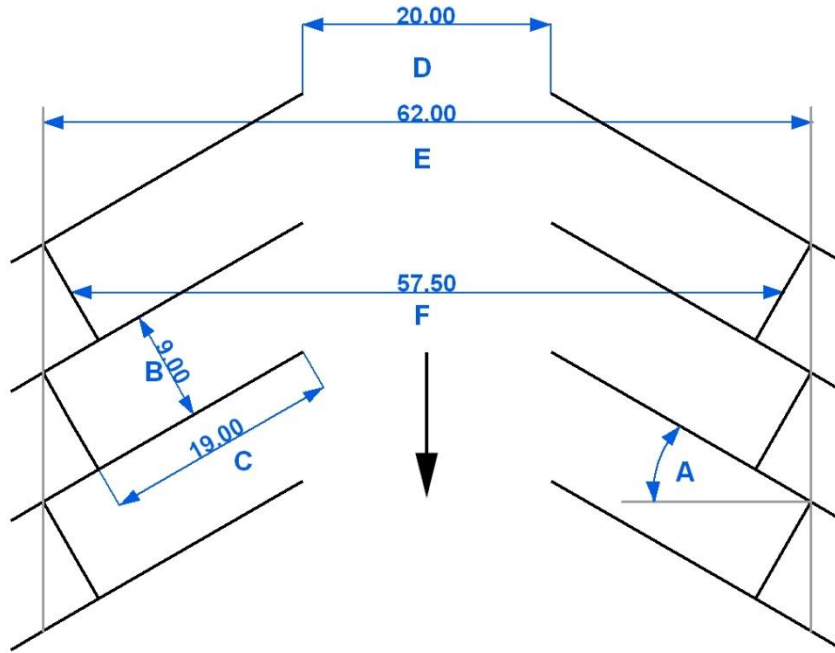
Dimensions in Feet



45-Degree Parking Angle, One-Way Aisle					
A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
45°	9.0'	19.0'	15.0'	42.0'	48.25'

Parking Space and Aisle Dimensions

Dimensions in Feet

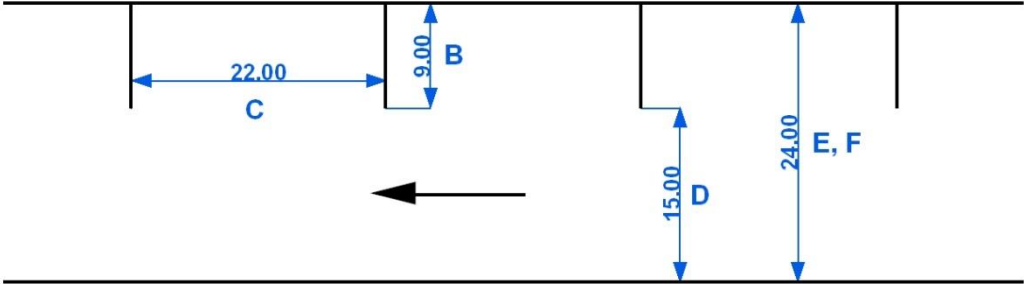


30-Degree Parking Angle, One-Way Aisle

A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
30°	9.0'	19.0'	20.0'	62.0	57.5'

Parking Space and Aisle Dimensions

Dimensions in Feet



Parallel Parking, One Way Aisle					
A	B	C	D	E	F
Parking Angle	Stall Width	Stall Depth Perpendicular	Aisle Width	Wall Module Length	Interlock Module Width
0°	9.0'	22.0'	15.0'	24.0'	24.0'

APPENDIX G

TENNESSEE NATIVE TREES & PLANTING GUIDELINES

Adopted August 10, 2023

Sections

F-101 Statement of Purpose

F-102 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts

F-103 Native Tree Recommendations

F-101 Statement of Purpose - Appendix G serves the purpose of providing updated regulations for buffering strips and suggesting native trees suitable for planting in local yards. To reduce the risks of damage to sidewalks and infrastructure, the updated regulations encourage planting of native trees with deep root systems that can anchor themselves. To further enhance the ecological and aesthetic benefits of the urban forest, the updated buffering strip regulations also aim to provide more privacy and natural separation between neighboring properties of different zonings and land uses. Native trees recommended in Appendix G were selected based on their adaptability to local conditions and their ability to support local wildlife and ecosystem services. By promoting the planting of these trees, shall result in a healthier and more resilient urban forest that provides numerous benefits to community health and well-being, such as shade, air and water purification, and greater aesthetic value. Included are clear guidelines and resources to help property owners and local authorities transition to more sustainable, resilient, and native landscaping practices.

F-102 Buffering and Landscaping Requirements for all Commercial and Manufacturing Districts

(See Zoning Article 8-107.1 and 8-107.2)

F-103 Tennessee Native Tree Recommendations In order to ensure biogeographical synchronization, and ensure previous minimums are met, the following species of trees are recommended:

F-103.1 Evergreen trees that are suitable for planting in buffer strips:

Eastern Hemlock (Tsuga Canadensis)

Average Height: 40-70 feet

Maximum Height: 100 feet

Average Width: 25-35 feet

Maximum Width: 40 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 3 feet



White Pine (*Pinus Strobus*)

Average Height: 50-80 feet

Maximum Height: 150 feet

Average Width: 20-40 feet

Maximum Width: 50 feet

Average Trunk Diameter: 2-3 feet

Maximum Trunk Diameter: 5 feet



Red Cedar (*Juniperus Virginiana*)

Average Height: 20-40 feet

Maximum Height: 90 feet

Average Width: 8-20 feet

Maximum Width: 30 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 4 feet



American Holly (Ilex Opaca)

Average Height: 15-30 feet

Maximum Height: 50 feet

Average Width: 10-15 feet

Maximum Width: 25 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 3 feet



Fraser Fir (Abies Fraseri)

Average Height: 30-50 feet

Maximum Height: 80 feet

Average Width: 15-25 feet

Maximum Width: 40 feet

Average Trunk Diameter: 1-2 feet

Maximum Trunk Diameter: 4 feet



F-103.2 Native Tree Recommendations

Native Trees without invasive tendencies:

- American Holly (*Ilex opaca*)
- Black Gum (*Nyssa sylvatica*)
- Eastern Hemlock (*Tsuga canadensis*)
- Flowering Dogwood (*Cornus florida*)
 - Red Oak (*Quercus rubra*)
 - Redbud (*Cercis canadensis*)
- Sugar Maple (*Acer saccharum*)
- Sweetgum (*Liquidambar styraciflua*)
- Tulip Poplar (*Liriodendron tulipifera*)
 - White Oak (*Quercus alba*)
 - White Pine (*Pinus strobus*)
- Yellow Birch (*Betula alleghaniensis*)

Native trees to Northeast Tennessee with shallow root systems:

- Black Gum (*Nyssa sylvatica*)
- Flowering Dogwood (*Cornus florida*)
- Redbud (*Cercis canadensis*)
- Tulip Poplar (*Liriodendron tulipifera*)
- Yellow Birch (*Betula alleghaniensis*)

Native trees to Northeast Tennessee that might not be suitable for yards under 1 acre:

- Black Gum (*Nyssa sylvatica*)
- Eastern Hemlock (*Tsuga canadensis*)
 - Red Oak (*Quercus rubra*)
- Sweetgum (*Liquidambar styraciflua*)
 - White Oak (*Quercus alba*)
 - White Pine (*Pinus strobus*)

Native trees to Northeast Tennessee that are well-suited for rocky or clay soil:

- American Sycamore (*Platanus occidentalis*)
- Bald Cypress (*Taxodium distichum*)
 - Black Cherry (*Prunus serotina*)
 - Black Walnut (*Juglans nigra*)
- Eastern Red Cedar (*Juniperus virginiana*)
 - Eastern White Pine (*Pinus strobus*)
 - Northern Red Oak (*Quercus rubra*)
 - Redbud (*Cercis canadensis*)
- Sourwood (*Oxydendrum arboreum*)
- Tulip Poplar (*Liriodendron tulipifera*)
 - White Oak (*Quercus alba*)

Source Materials

1. "Abies fraseri." Missouri Botanical Garden, www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b409.
2. "Eastern Hemlock." The Morton Arboretum, mortonarb.org/plant-and-animal-collections/tree-plant-descriptions/eastern-hemlock.
3. "Ilex opaca." Missouri Botanical Garden, www.missouribotanicalgarden.org/PlantFinder/PlantFinderDetails.aspx?kempercode=b611.
4. Juniperus virginiana." University of Tennessee Department of Forestry, Wildlife and Fisheries, fwf.tennessee.edu/wp-content/uploads/2017/03/juniperus-virginiana.pdf.
5. "Native Trees of Tennessee." Tennessee Department of Agriculture, www.tn.gov/agriculture/forests/forestry-promotion/natural-heritage-program/native-trees-of-tennessee.html.
6. "Pinus strobus." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/pinstro/all.html.
7. "Red Cedar." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/junvir/all.html.
8. "Shade Trees for the Landscape." North Carolina State University Department of Horticultural Science, content.ces.ncsu.edu/shade-trees-for-the-landscape.
9. "Tennessee's Urban Trees." Tennessee Department of Agriculture, www.tn.gov/agriculture/forests/forestry-promotion/urban-forestry-program/tennessee-s-urban-trees.html.
10. "Tree Selection for Buffer Strips in Tennessee." University of Tennessee Department of Forestry, Wildlife and Fisheries, fwf.tennessee.edu/wp-content/uploads/2017/03/Tree-Selection-for-Buffer-Strips-in-Tennessee-FWF-1.pdf.
11. "Tsuga canadensis." USDA Forest Service, www.fs.fed.us/database/feis/plants/tree/tsucan/all.html.
12. "Types of Roots System in Trees." Home Guides, homeguides.sfgate.com/types-roots-system-trees-56535.html.