

ZONING ORDINANCE



BRISTOL, TENNESSEE

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CHAPTER 1 CITY PLANNING COMMISSION

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- 101.** Creation and Membership
- 102.** Organization, Rules, Staff and Finances
- 103.** Powers and Duties

101 - CREATION, MEMBERSHIP, ORGANIZATION, POWERS AND DUTIES

A Planning Commission has been created and established for the City. The membership, organization, powers and duties of the Planning Commission are set forth in Chapter 2, Article IV, Division 3, of the Code of Ordinances.

102 - ORGANIZATION, RULES, STAFF AND FINANCES

The City Planning Commission shall elect its chairman from its appointive members. The term of the chairman shall be for one (1) year with eligibility for re-election. The Commission shall adopt rules for its transactions, findings and determinations and shall keep a record, which record shall be a public record. The Commission may appoint such employees and staff as it may deem necessary for its work and may contract with city planners and other consultants for such services as it may require. The expenditures of the Commission, exclusive of gifts, shall be within the amounts appropriated for the purpose by the City.

103 - POWERS AND DUTIES

The City Planning Commission shall have all the powers, duties and responsibilities as set forth in Chapter 34 [T.C.A. § 13-4-101 et seq.], Chapter 44 [T.C.A. § 13-7-201] et seq., and Chapter 45 [T.C.A. § 13-4-302 et seq.] of the Tennessee Public Acts of 1935 or other acts relating to the duties and powers of municipal planning commissions adopted subsequent thereto.

CHAPTER 2 GENERAL PROVISIONS RELATED TO ZONING

SECTION

- 201. Short Title
- 202. Purpose
- 203. Definitions
- 204. Establishment of Districts
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- 221. Wireless Transmission Facilities
- 222. Home Occupations
- 223. Recreation Vehicle Developments
- 224. Portable Storage Units
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201 - SHORT TITLE

These regulations shall be known as the *Zoning Ordinance of the City of Bristol Tennessee*, and the map herein referred to will be identified by the title, "Zoning Map of Bristol, Tennessee." The Zoning Map of Bristol, Tennessee, and all explanatory matter thereon are hereby adopted and made a part of this Ordinance.

202 - PURPOSE

The general purposes of this Ordinance are to promote the health, safety, and welfare of the City of Bristol Tennessee. The districts shown on the Zoning Map of Bristol, Tennessee, have been designated after consideration as to the character of each district, its suitability for particular uses, its relation to the general land use plan for the City, and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the City to the end that Bristol, Tennessee, may become a better city in which to live.

203 - DEFINITIONS

Words and terms not herein defined shall have the meanings normally implied by current English usage. Words used in the present tense include the future tense; the singular includes the plural and the plural the singular; and the word "shall" is mandatory. The words "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout this Ordinance.

ACCESSORY BUILDING - A building, the use of which is subordinate to that of the principal building, and located on the same lot. The term shall also include "accessory structure."

ACCESSORY STRUCTURE - A detached structure located on the same lot or parcel as its principal building and use, and subordinate in size, to the principal building. Accessory structures may include garages, swimming pools, tennis courts, satellite dishes, utility buildings, and other stationary structures.

ACCESSORY USE - a subordinate use, located on the same lot or parcel as the principal use, which is customarily incidental to the principal use.

ACCESSORY USE-RECREATIONAL VEHICLE DEVELOPMENT - This use is subordinate in nature to the RVD, and shall be limited to: community facilities such as clubhouse, community building, laundromat, restrooms, indoor recreational building, community pavilion, community picnic tables, swimming pools, and community Jacuzzi; outdoor recreational facilities such as horseshoes, basketball court, volleyball court, putting green, golf course, outdoor community barbecue grills and similar recreational areas. Accessory uses shall not include: storage sheds, carports or other permanent structures associated with individual recreational vehicle sites or lots. Individual sites may include accessory uses such as patios, decks and individual barbecue grills.

ACCESSWAY - A way of approaching or entering a property.

ACTIVITY - An economic unit designated in the classification system given in the 1997 North American Industry Classification System Manual published by the U.S. Department of Commerce, Office of Federal Statistical Policy and Standards.

ADULT ORIENTED ESTABLISHMENT – This term has the same meaning as "adult oriented establishment" defined in Tennessee Code Annotated Section 7-51-1102(6) which is incorporated by reference and made a part hereof. In construing this term, the definitions set forth in Tennessee Code Annotated Section 7-51-1102(1) through (6) and (9) through (31) are also incorporated by reference and made a part hereof.

ADVERTISING - Includes any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used or intended for advertising, whether placed on the ground, rocks, trees, tree stumps, or other natural structures or on a building, structure, milestone, signboard, billboard, wallboard, roof board, frame, support, fence or other man-made structure; and any such advertising is a structure within the meaning of the word "structure" as used in this Ordinance.

ANIMAL DAY CARE FACILITY – An establishment for the daily care and supervision of animals. Daily care and supervision shall not be construed to mean outdoor kenneling. An animal day care facility may be designed to provide for supervised outdoor exercise and/or recreation.

ANIMATION - Copy or other images that flash or move or otherwise change at intervals of more than once each six seconds.

ANTENNA - An exterior apparatus designed, utilized or intended to be utilized for the sending or receiving of electromagnetic waves for the purposes of radio or television transmissions, commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications, common carrier wireless exchange access services, personal communications services, pager services, or other communications services.

ARCHITECTURAL FEATURE - A part, portion, or projection that contributes to the beauty or elegance of a building or structure, exclusive of signs, that is not necessary for the structural integrity of the building or structure or to make said building or structure habitable.

ARCH – A vertical curved structure that spans an elevated space and may or may not support the weight above it.

ARTICULATED CORNICE LINE - Horizontal decorative molding that crowns a building. A qualifying cornice line shall be present through the majority of a subject façade's roofline(s).

ARTISAN/TECHNICAL PRODUCTION - Individual and/or small-scale firms involved in the on-site production of hand-fabricated or hand-manufactured parts and/or custom or craft consumer goods through the use of hand tools or small-scale, light, mechanical equipment. Production includes apparel manufacturing, confectionery, jewelry making, wood and metal working, pottery and glass making, bakeries, printers, breweries, wineries, distilleries, furniture making, small electronics, and equivalents. Showrooms and ancillary sales of goods produced on-premises are allowed. All aspects of the enterprise shall be located and conducted inside of a building.

ASSISTED LIVING FACILITY – This term has the same meaning as “assisted-care living facility” defined in Tennessee Code Annotated Section 68-11-201(4) which is incorporated by reference.

ASSOCIATED MOTOR VEHICLE PARKING SPACE – A specific impermeable surface area adjacent to the recreational vehicle parking pad on a recreational vehicle site or lot that is set aside for off-street automobile parking that is to meet the off-street parking space requirements.

AWNING - A roof-like cover that projects from the wall of a building at a minimum of 3 feet and is at least 8 feet from the ground from its lowest point. Awnings are supported by the building and may have additional support extending to the ground directly under the awning edge.

BALCONY - A platform that projects from the wall of a building and is surrounded by a railing or balustrade.

BANNER – A sign made of flexible material; which is secured at two (2) or more of its corners by means of fasteners or rope-type lines.

BANNER, DOWNTOWN – A sign in the B-2 Central Business District made of fabric or flexible material that is supported by a pole or rod affixed to an exterior wall and projects away from the building.

BERM - A mound of soil or manmade raised area used to obstruct views, decrease noise, and/or otherwise act as a buffer between incompatible land uses.

BLANK WALLS - Any wall or portion of wall which that is without a ground level window, door, façade opening, or qualifying architectural feature for a distance of twenty (20) feet in length or more.

BOARD OF ZONING APPEALS - The Board of Zoning Appeals of the City of Bristol Tennessee, or its lawful successor.

BOARDING HOUSE (or also Rooming or Tourist House) - A building, other than a hotel or motel, where lodging or rooms, or both are provided for compensation, whether directly or indirectly.

BORDER REGION RETAIL TOURISM DEVELOPMENT DISTRICT (OR BORDER RETAIL DISTRICT) – The area of the city that has been certified pursuant to Tennessee Code Annotated Section 7-40-101 *et seq.*

BRACKETS - A supporting member of wood, stone, or metal often used for both decorative and structural purposes and generally found under projecting features such as eaves or cornices. Brackets may also be used as supports for a balcony.

BUFFER - An area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences, walls,

and/or berms, designed to limit continuously the view of and sound from the adjacent site or properties.

BUILDING - A structure used or intended for support, shelter, or enclosure. (See "**Structure**")

BUILDING, HEIGHT of - The vertical distance as measured from the finished grade at the front line of the building, or the highest adjacent grade to the structure, to the highest point of the structure. The highest point of the structure shall not to include belfries, chimneys, spires, antennae, or other accessory non- occupied space that exceeds the height of the roofline.

BUILDING PERIMETER LANDSCAPING - Permanent, integrated landscaping elements designed to provide visual interest. May include landscaping beds and or planters that are adjacent to the building façade.

BUILDING, PRINCIPAL - A building in which is conducted the main or principal use of the lot on which said building is situated.

BULK - The size and shape of a structure and its relationship to other structures, to the lot area for a structure, and to open spaces and yards.

CERTIFICATE OF OCCUPANCY: A document issued by the proper authority allowing the occupancy or use of a building and which certifies that the structure or use has been constructed or will be used in compliance with all the applicable municipal codes and ordinances.

CHANNEL LETTERS – Three-dimensional individually cut letters or figures, illuminated or un-illuminated, affixed to a structure.

CITY - The City of Bristol Tennessee.

CITY COUNCIL - The governing body of the City of Bristol Tennessee

CLUSTER - A single parcel or tract of land on which is located more than one wireless transmission facility.

CODES DIVISION The Codes Enforcement Division of the City of Bristol Tennessee, or the lawful successor to such.

CODE OF ORDINANCES, CITY OF BRISTOL, TENNESSEE: The City of Bristol, Tennessee Municipal Code of Ordinances.

CO-LOCATION - The installation of multiple communications arrays or antennas on a single support structure or tower, or the use of a wireless transmission facility by more than one wireless communications provider.

COLUMNS - A free-standing architectural support of definite proportions usually cylindrical in shape, and includes a shaft, capital, and a base or plinth.

COMMON FACILTIES – Land within or related to the development which is not individually owned or dedicated for public use that is designed and intended for the common use or enjoyment of the users and/or owners.

COMMUNITY DEVELOPMENT - The Community Development Department of the City of Bristol Tennessee, or the lawful successor to such department.

CONCRETE MASONRY UNIT (CMU), ARCHITECTURAL- A pre-cast concrete block that is pigmented and/or utilizes coloration within the manufacturing process to appear different from unfinished CMU block. Architectural CMUs may be manufactured with a variety of finishes including, but not limited to, split-faced, fluted, sand-blasted, and ground-faced.

CONCRETE MASONRY UNIT (CMU), UNFINISHED- Often referred to as a cinder block, this is a pre-cast, unfinished concrete block that is smooth-faced, devoid of pigmentation or coloration, and devoid of finishes such as split-faced, fluted, or sand-blasted.

CONIFEROUS TREES - A tree that remains green year round and does not drop its foliage at one time.

CONVENIENCE STORE - A retail store selling a limited variety of food, beverages, and sundry items; with or without motor fuel facilities; and catering primarily to motorists making quick stops, and/or neighborhood customers.

DAY CARE CENTER, CHILD - Any place or facility operated by a person or entity that provides childcare for three (3) or more hours per day, but less than 24 hours per day, for children who are not related to the primary caregiver, as defined, licensed, and regulated by the State of Tennessee as providing child care in "child care centers", "group child care homes", or "family child care homes, as defined in Tennessee Code Annotated Section 71-3-501 or any other relevant section of Tennessee Code Annotated.

DECIDUOUS TREES - Trees that drop their leaves annually and go through a dormant period.

DWELLING UNIT – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living sleeping, eating, cooking, and sanitation.

DORMER - A vertical window in a roof or the roofed structure containing such a window. A dormer is considered an alteration to a building, as it stays within the roof line and does not increase the floor area dimensions.

DUPLEX: (also known as a Two Family Residence): A building, designed as a single structure, containing two separate dwelling units, each of which is designed to be occupied as a separate permanent resident for one family.

ELECTRONIC MESSAGE BOARD – A variable message medium that utilizes computerized, electronic or mechanical messages, or some other electronic means of changing copy. As part of a freestanding or wall sign, this medium may include displays using electronic screen display technology. This medium enables display changes at the sign site and/or enables changes to be made to displays from locations other than at the sign.

EROSION AND SEDIMENT CONTROL PLAN: See the Bristol Tennessee Code of Ordinances, Article V. Control of Erosion and Sediment into the Stormwater System, Definitions.

FAA - The Federal Aviation Administration or its lawful successor.

FAÇADE – The exterior sides of a building.

FCC - The Federal Communications Commission or its lawful successor.

FAMILY - One or more individuals occupying a dwelling unit, or a group of not more than 5 persons who are not related by blood or marriage, and living as a single household unit.

FAMILY RECREATION CENTER – This term has the same meaning as "family recreation center" defined in Tennessee Code Annotated Section 7-51-1401 which is incorporated by reference and made a part hereof.

FRONTAGE, STREET - The distance for which a lot adjoins a public or private street from one lot line intersecting said street to the furthest line intersecting said street.

GROUND COVER: Plant material, which reaches a maximum height of not more than twelve (12) inches from grade.

GUEST ROOM –A single unit for temporary use by one person or group of persons with or without meals and not occupied as a single-family unit.

HEIGHT (wireless telecommunication facilities) - the vertical distance measured from the base of the antenna support structure at grade to the highest point of the structure, even if such highest point is an antenna. Measurement of the height of a wireless transmission facility shall include the antenna, base pad and other appurtenances and shall be measured from the finished grade of the facility site. If the support structure is on a sloped grade, then the average between the highest and lowest grades shall be used in calculating the height.

HOME OCCUPATION - Any occupation or profession conducted on the premises of any occupied residence.

HOME OWNERS ASSOCIATION – An incorporated nonprofit organization operating under recorded land agreements through which each property or share owner in a development or other described land area has shared responsibilities for the organization's activities and common interests, such as financial obligation, maintaining green and/or open space, landscaping and/or facilities.

HORIZONTAL OFFSET - A notch or break in the façade of a building of more than five feet wide.

HORIZONTAL PROPERTY REGIME - A division of land on the basis of condominium or horizontal property ownership, in which units or footprints are individually owned and the common areas and facilities are under the ownership of a homeowners' association for the purpose of maintaining, administering and operating of said areas and common facilities. The common elements, both general and limited, shall remain undivided and shall not be the object of an action for partition or division of co-ownership. (Regulated under Tennessee Code Annotated Section 66-27-101 et al.).

IMPERMEABLE – See "Impervious Surface".

IMPERVIOUS SURFACE – Any material (asphalt, concrete, plastic, or other similar material) that reduces or prevents the infiltration of water into previously undeveloped land.

ISLAND - A raised, curbed area placed to protect landscaping within a parking lot of a development or site.

LANDSCAPE AREA - A required area adjacent to front, side and rear lot lines that is planted with grass, trees, and shrubs consistent with the planting requirements of this section. The landscaped area may include mulching, ground covers, flowers and other additional features that add to the esthetic appearance of the area, provided that such additional features are consistent with the provisions of this section.

LANDSCAPING MATERIAL: Material such as but not limited to, living trees, shrubs, vines, lawn grass, ground cover, landscape water features, and non-living durable materials commonly used in landscaping including, but not limited to, rocks, pebbles, sands, decorative walls and fences, brick pavers, earthen mounds, but excluding paving for vehicular use.

LANDSCAPING TRELLIS - A trellis attached to the façade of a building that allows vines and plants to cover blank wall areas and provide visual interest. A trellis may work in combination with a planting bed. A qualifying trellis or series of trellises must equal at least 10% of the subject façade's square footage.

LOGO – An established identifying symbol or mark associated with a business or business entity.

LOT - A piece, parcel, or plot of land which may consist of one or more platted lots in one ownership, occupied or intended to be occupied by one principal building and its accessory buildings including the open space required under this Ordinance.

LOT, DOUBLE FRONTAGE - A lot extending the entire width of the block and having street frontage on both the front and rear lot lines.

LOT OF RECORD- In particular reference to the requirements of the Bristol Tennessee Zoning Ordinance, any lot which legally existed prior to the adoption of that ordinance (December 5, 1958), per Section 215-Supplementary Provisions.

LOT WIDTH - The distance between the side lot lines measured at the building line.

MAJOR ADDITION – An addition onto an existing building that increases the square footage of the existing structure by 50% or more.

MANUFACTURED HOME - means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "**Manufactured Home**" does not include a "**Recreational Vehicle**", unless such transportable structures are placed on a site for 180 consecutive days or longer.

MANUFACTURED HOME PARK means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent.

MASS - A term used to define the overall volume of a building.

MEDICAL CLINIC – A facility duly licensed in the State of Tennessee for examining, diagnosing and treating patients for medical conditions on an outpatient basis other than a methadone treatment facility or substance abuse treatment facility.

METHADONE TREATMENT FACILITY – A facility duly licensed in the State of Tennessee for the counseling of patients and the distribution of methadone or other similar drugs for outpatient, non-residential purposes only other than a medical clinic, hospital or substance abuse treatment facility.

MINIMUM SETBACKS - A distance of a structure from a property line required to obtain minimum front, side, or rear yards required by this Ordinance.

MULTIFAMILY RESIDENCE: A building containing three or more dwelling units, including units that are located one over another.

NIT: A unit of measurement of luminous intensity or brightness of electronic or digital message boards.

NONCONFORMING BUILDING OR STRUCTURE - A building or structure lawfully constructed prior to the passage of this Ordinance (December 5, 1958) or a subsequent amendment thereto, which does not conform to the requirements for the district in which it is situated.

NONCONFORMING USE - A lawful use of land, building, or structure existing at the time of the passage of this Ordinance (December 5, 1958) or a subsequent amendment thereto, which does not conform to the use regulations for the district in which it is situated.

NURSING HOME – This term has the same meaning as defined in Tennessee Code Annotated Section 68-11-2101(28) which is incorporated by reference.

OCCUPANCY - The use of land, buildings or structures.

OFF-STREET PARKING SPACE - The area required for parking one automobile in a location other than the public right-of-way.

OPEN SPACE– A pervious open space consisting of grassy areas, shrubs and trees or other approved vegetative landscaping materials.

OUTDOOR ADVERTISING STRUCTURE - A sign related to products, services, establishments, entertainment or uses that is affixed to or erected upon a free-standing framework designed or intended to be used for posting information not pertaining directly to the use of the premises on which it is located.

OVERHANG – An extension from a building measuring at least two (2) feet from the subject façade. Overhangs are found at the lower edge of a roof or roof-like structure.

OVERLAY DISTRICT -- A district established by ordinance to prescribe special regulations to be applied to a site in combination with the underlying or base zoning district.

PERIPHERAL BOUNDARY – The required open space along the exterior of the development along property lines. The peripheral boundary may contain walkways and driveways for ingress and egress directly to the premises, and for rights-of-way for utilities and drainage channels, and shall be developed and maintained as open space and may contain landscape area or buffer area as required by the zoning ordinance.

PERSONAL WIRELESS SERVICES - Commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services as now defined in Section 704(a)(7)(C)(i) of the Telecommunications Act of 1996, 47 U.S.C. § 332(a)(7)(C)(i), as the same may be amended from time to time.

PILASTER - An architectural support of definite proportions that is attached to a wall, usually cylindrical in shape, and includes a shaft, capital, and a base or plinth.

PLAN, CONCEPTUAL SITE– A generalized plan that is for overall design purposes and should be used for informal review to discover factors that may have an impact on the proposed development.

PLAN, SPECIAL USE SITE- A generalized plan utilized during the special use approval process.

PLAN, UNIFIED SITE DEVELOPMENT– A site plan showing all aspects of the development and identifies sites or individual lots, travel lanes, major facilities, accessory uses and provisions of open space for recreation and other common uses, including all phases of the development.

PLAN, SITE: A to-scale document which provides a drawn plan used by staff and/or the Planning Commission to review a proposed development for compliance with the Zoning Ordinance and the Code of Ordinances. The document will contain the information required by the particular requirements of the Zoning Ordinance and the Code of Ordinances.

PLANNING COMMISSION - The Bristol Tennessee Municipal-Regional Planning Commission created and established for the city. See Chapter 1 of this Volume.

PLANTING AREA: Any area designed for landscape material installation having a minimum area of twenty-five (25) square feet, with a minimum of five (5) on the side.

PLANTING AREAS, SIDE AND REAR YARD: An area of land between the property line and any vehicular use areas or building that is intended for the placement or preservation of landscape materials.

PORCH - A covered but unenclosed projection from the main wall of a building that may or may not use columns or other ground supports for structural purposes.

PORTABLE STORAGE UNIT: Any container designed for the storage of personal property which is located outside and enclosed building and is typically rented to owners or occupants of property for their temporary use and delivered and removed by a vehicle.

PREMISES - A parcel or tract of land, including the buildings and improvements thereon, or any portion thereof which is leased or rented, or which is used or intended to be used for a single purpose or activity.

PROTRUSION – A section of a building which projects from the surface of the wall in which it is situated and is enclosed on three sides.

PRIVATE POLE – A privately owned pole on private property, erected in accordance with building code regulations, with the primary purpose of supporting lights for buildings or grounds.

PUBLIC UTILITY FACILITIES - Facilities designed or utilized for the transmission, distribution, delivery or collection of electric, telephone, cable television, natural gas, water or sewer utility services, or for the transportation of the public

RECESSED ENTRYWAY - An entryway that is recessed at least 24 inches when compared to the surrounding building façade.

RECREATIONAL VEHICLE – See Independent Recreational Vehicle.

RECREATIONAL VEHICLE, INDEPENDENT (or RECREATIONAL VEHICLE) – A self motorized or a towable recreational vehicle (including Class A, Class B, and Fifth Wheel) designed as temporary living quarters which can operate independently of connections to sewer, water and electric systems. It shall contain water flushed toilets, lavatory, shower, and kitchen sinks, all of which are connected to water storage, greywater storage, and sewage holding tanks within the RV. This definition shall not include tent-covered recreational vehicles.

RECREATIONAL VEHICLE DEVELOPMENTS (RVDs) – A planned development on a parcel of land that consists of owner-occupied sites or lots for recreational vehicles that are used for temporary living quarters, accessible by vehicular traffic, and where sites are substantially developed with electrical, sewer and water system connections available for each unit site. Also provided are common and recreational properties and facilities, refuse collection sites, and other accessory uses of recreational vehicle developments.

RECREATIONAL VEHICLE PARKING PAD – A specific dimensioned impermeable or approved permeable surface area for use by a recreational vehicle within a recreational vehicle development that is set aside for use by an independent recreational vehicle.

REGIONAL ENTERTAINMENT FACILITY – An entertainment facility that meets the following conditions: 1) provides permanent seating for more than 25,000 spectators; 2) is located on a major arterial highway; and 3) has road frontage in excess of 1,000 feet.

SCALE, ARCHITECTURAL – How an architectural feature relates to the structure on which it is applied. A feature that is to scale with the structure looks appropriate in usage regarding symmetry, harmony, proportion, and/or size when juxtaposed with the building. In order to achieve scale, one may have to use multiple instances of an architectural feature or expand the size of the feature.

SETBACK -- (See Yard definitions)

SIGHT OBSCURING SCREEN: A 100% opaque visual screen with a minimum height of six (6) feet, if non-living material is used. If living material is used, it shall be at least 70% sight obscuring and be a minimum of four (4) feet in height immediately after planting and shall consist of plants that reach a minimum of six (6) feet in height at maturity.

SIGHT TRIANGLE: The triangle at either side of an accessway or public right of way with sides of a specific length each along the public right of way and/or accessway.

SIGN - Any on-site device for visual communication; including any announcement, declaration, demonstration, display, ribbon, banner, product for sale, illustration, or insignia; which is used to attract the attention of persons in order to advertise or promote the interests of any business, industry, individual, group, or enterprise when same is placed in view of the general public.

SIGN AREA - The area of a single face of a sign, not including supporting devices that are not part of the sign display itself. If the sign consists of more than one section, all areas are totaled to determine sign area.

SIGN, COMPLEX – A single, shared, primary freestanding sign structure with combined business signs for a shopping center, office complex, or a planned development located at the main entry to the development in place of an individual freestanding sign for each business.

SIGN, FLASHING – Signs shall be classified as flashing signs when the rate of copy graphic changes, color, lighting, blinking, or sequence is less than the duration of six (6) seconds per image.

SIGN, FREE-STANDING - A sign supported by a sign structure placed in the ground and which is wholly independent of any building, fence, vehicle or object other than the sign structure for support. A freestanding sign may contain a sign or signs on one side only or it may contain signs back-to-back. A freestanding sign structure is one sign.

SIGN, INTERSTATE ORIENTED – A free-standing sign located on a parcel adjoining the right-of-way of Interstate 81 within the Border Retail District which sign is oriented so that its face is visible from Interstate 81 or U.S. Highway 11-W.

SIGN, MAJOR (DIRECTIONAL) MULTI-TENANT – A free-standing directional sign located at the primary entrance to a multi-tenant commercial development in the Border Retail District.

SIGN, MINOR (DIRECTIONAL) MULTI-TENANT – A free-standing directional sign located within a multi-tenant commercial development in the Border Retail District other than a major (directional) multi-tenant sign.

SIGN, MONUMENT A low-profile, freestanding sign that is permanently attached to the ground with a base or support that has a maximum vertical height of twenty-four (24) inches between the ground and the lowest horizontal line of the primary sign and a maximum height in conformity with the zoning ordinance provisions.

SIGN, NONCONFORMING - Any sign which was lawfully erected prior to the enactment of the Sign Ordinance (November 7, 1981), but which does not conform to the regulations established by that Ordinance and/or subsequent amendments (as incorporated herein, Section 216 of this Chapter).

SIGN ORDINANCE - A short term for "AN ORDINANCE amending Section 11-217 of the Bristol Municipal Code to regulate Signs, Billboards and Advertising Structures," passed by City Council in October 1981, and enacted as of November 7, 1981. This Ordinance, as amended, is Section 216 of this Chapter.

SIGN, POLITICAL – A sign placed on private property advertising a political candidate or an issue pertaining to an upcoming public election.

SIGN, PORTABLE - A sign that is designed and intended to be transported from place to place and is not permanently affixed to the ground or to a building or structure. Portable signs may or may not have wheels.

SIGN, PROJECTING - A sign other than a wall sign which projects from and is supported by a wall of a building or structure and typically having 2 or more viewable sides. Only 1 side shall be counted for measuring its allowable area and for the allowable number of signs. Signs printed on or affixed to awnings and canopies shall also be considered projecting signs.

SIGN, SINGLE POST BRACKET – A free-standing sign supported by the extended arm of a single post.

SIGN, WALL - A sign that is attached to or painted on the exterior wall of a structure with the display surface of the sign approximately parallel to the building wall.

SIGN, WINDOW – Any sign, pictures, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service, that is placed inside a window or upon the window panes or glass and is visible from the exterior of the window.

SNIPESIGN – A sign of any size, made of any material, including paper, cardboard, wood and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

SPECIAL USE - A use that would not be appropriate generally or without restriction throughout a given zoning district but which, if properly planned and regulated, would not detract from the prosperity or integrity of that district. Such uses may be permitted in a zoning district if specific provision for that special use is made in this Ordinance under the heading "Uses Permitted by Special Use Permit Only."

STORY - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, or any portion of a building used for human occupancy between the topmost floor and the roof.

STREET LEVEL DISPLAY WINDOWS - Transparent-windows comprising at least 60% of the street-level façade.

STREET PLANTING AREA: An area of land between the property line and any vehicular use areas or building that is intended for the replacement or preservation of landscape materials.

STRUCTURE --Any constructed or erected material or combination of materials, the use of which requires a location on the ground; including, but not limited to, buildings, stadiums, electronic structures, sheds, storage bins, fences, and signs.

SUBDIVISION: The division, combination or recombination of any lot or parcel of land as defined in the Subdivision Regulations of the Bristol, Tennessee Municipal Regional Planning Commission. Article VII Definitions

SUBDIVISION PLAT: The document for the approval and official recording of a division, combination or recombination of any lot or parcel of land as required by the Subdivision Regulations of the Bristol, Tennessee Municipal Regional Planning Commission.

SUBSTANCE ABUSE TREATMENT FACILITY – A facility duly licensed in the State of Tennessee for providing outpatient, non-residential treatment, counseling or similar services to persons who are dependent on legal or illegal drugs, opiates, alcohol or other substances other than a medical clinic, hospital or methadone treatment facility.

SYMBOL - A graphic representation or insignia including religious symbols, commemorative plaques of recognized historical agencies.

TEMPORARY WIRELESS TRANSMISSION FACILITY - A wireless transmission facility which is designed or intended for use on a short-term, non-permanent or temporary basis. This includes portable facilities capable of being transported or towed to a site.

TOWER - A structure that is designed and constructed primarily for the purpose of supporting one or more antennas. This term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone and wireless communications towers, alternative tower structures and similar structures. Tower types include, but are not limited to, guyed towers, monopoles, lattice towers and wooden poles. This term does not include any structure erected solely for a personal, non-commercial use, such as for television reception antennas, satellite dishes or amateur radio antennas.

TREE-CLASS A: Any self supporting woody plant of species which normally grows to an overall height of at least fifty (50) feet, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks, as in several varieties of oaks.

TREE-CLASS B: Any self supporting woody plant of a species which normally grows to an overall height of at least twenty-five (25) feet, usually with one main stem or trunk and many branches. It may appear to have several stems or trunks, for example Bradford Flowering Pear

TWO FAMILY RESIDENCE– See **DUPLEX**.

VARYING ROOFLINE - Angular and/or structural roof features that differ from the predominant roofline pitch or shape found on the subject plane elevation.

WIRELESS TRANSMISSION FACILITY - A structure, antenna, tower or other device, including structures which may primarily be used for other purposes, designed, utilized or intended to be utilized for the sending or receiving of electromagnetic waves for the purposes of radio or television broadcast transmissions, commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications, common carrier wireless exchange access services, personal communications services, pager services or other communications service.

WOOD - Porous, fibrous tissue found in the stems and roots of trees and other woody plants that is commonly used in construction as a structural, exterior, and interior material.

YARD - An open space on the same lot with a principal building; open, unoccupied, and unobstructed by the building from the ground to the sky, unless otherwise provided in this Ordinance.

YARD, FRONT - An open, unoccupied space on the same lot as the principal building, extending the full width of the lot and situated between the front lot line and the nearest part of the principal building or structure.

YARD, REAR - An open, unoccupied space on the same lot as the principal building extending the full width of the lot and situated between the rear lot line and the nearest part of the principal building or structure.

YARD, SIDE - An open, unoccupied space on the same lot as the principal building, extending from the rear line of the front yard to the front line of the rear yard and situated between the side lot line and the nearest part of the principal building or structure. (Ord. No. 93-44 § I, 1-4-94; Ord. No. 97-95, 1-13-98)

ZONING ORDINANCE - The Zoning Ordinance of the City of Bristol Tennessee, as amended from time to time.

ZONING DISTRICT: A specifically delineated area, as shown on the city's official zoning map, within which uniform development standards govern the use, placement, spacing, and size of land and buildings.

Ord. 07-28 Updated 10/07
Ord. 08-21 Update 9/08
Ord. 10-14 Updated 11/10
Ord. 11-16 – Updated 9/11
Ord. 11-20 – Updated 10/11
Ord. 12-7 – Updated 7/12
Ord. 13-9 – Updated 11/13
Ord. 14-14 updated 10/14
Ord. 19-8 – Updated 10/19
Ord 19-9 – Updated 10/19
Ord 20-10 – Updated 8/20

204 - ESTABLISHMENT OF DISTRICTS

For the purposes of this Ordinance, the City of Bristol Tennessee shall henceforth be divided into districts designated as follows:

R-M	Districts (Mountainous Residential)
R-1A	Districts (Low Density Single Family Residential)
R-1B	Districts (Medium Density Single Family Residential)
R-2	Districts (Single Family and Duplex)
R-3	Districts (Multifamily)
R-4	Districts (High Density Multifamily)
R-5	Districts (High Density Multifamily)
R-E	Districts (Established Residential Neighborhood)
R-O	Districts (Residential Office)
O-S	Districts (Open Space and Reserved)
B-1A	Districts (Limited Business/Institutional)
B-1B	Districts (Neighborhood Shopping and Service)
B-2	Districts (Central Business)
B-2E	Districts (Central Business Expansion)
B-3	Districts (General Business)
PBD	Districts (Planned Business District)
M-1	Districts (Light Industrial/Business)
M-2	Districts (General Industrial)
M-3	Districts (Heavy Industrial)
MH	Districts (Mobile Home Park)
F-1	Districts (Flood Plain)
PRD	Districts (Planned Residential)

District boundaries are hereby established as shown on the most currently updated edition of the "Zoning Map of Bristol, Tennessee." Where uncertainty exists with respect to the boundaries of any of the aforesaid districts, the following rules shall apply:

- A. Where district boundaries are indicated as approximately following the centerlines of streets, alleys, highways, or railroad rights-of-way; or of such lines extended; such centerlines or their extensions shall be construed to be such boundaries.
- B. Where district boundaries are indicated as approximately following the corporate limits lines of the City of Bristol Tennessee, such corporate limits lines shall be construed to be such boundaries.
- C. Where district boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.
- D. Where district boundaries are indicated as approximately following the centerlines of streambeds, such centerlines shall be construed to be such boundaries.
- E. Where district boundary lines appearing on the Zoning Map divide a lot in single ownership at the time of the enactment of this Ordinance, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot, provided that this provision shall not apply to a double frontage lot. In the case of a double frontage lot, the provisions of the district in which each part of such lot is situated shall apply.

205 - APPLICABILITY OF ZONING

No building or land shall hereafter be used and no building or part thereof shall be erected, moved, or altered except in conformity with this Ordinance herein specified for the district in which it is located, except as hereinafter provided.

206 - NONCONFORMING USES, BUILDINGS AND STRUCTURES

It is the intent of this Ordinance to recognize that the elimination, as expeditiously as is reasonable, of existing buildings and structures, or of uses that are not in conformity with the provisions of this Ordinance, is as much a subject of health, safety and welfare as is the prevention of the establishment of new uses that would violate the provisions of this Ordinance. It is also the intent of this Ordinance to so administer the elimination of nonconforming uses, buildings and structures as to avoid any unreasonable invasion of established private property rights.

A. *Nonconforming Uses*

Lawful nonconforming uses existing at the time of the original passage of this Ordinance (December 5, 1958), or any amendment thereto (whether by annexation, rezoning, or ordinance text revision) may be continued subject to the following provisions:

1. *Change of Use*

A nonconforming use shall not be changed to any but a conforming use. When a nonconforming use has been changed to a conforming use, it shall not be changed again to any nonconforming use.

2. *Extension*

A nonconforming use of land shall be restricted to the lot occupied by such use as of the effective date of this Ordinance. A nonconforming use of a building or buildings shall not be enlarged or extended to include either additional land or buildings after the effective date of this Ordinance.

3. *Structural Alteration*

A building housing a nonconforming use shall not be structurally altered. This provision shall not be construed to prevent normal maintenance and repairs or alterations required for structural safety.

4. *Destruction*

A building or structure housing a nonconforming use which is damaged by fire, flood, wind or other act of God or man to more than forty percent (40%) of its assessed value for tax purposes shall not be reconstructed, except in conformity with the provisions of this Ordinance. This provision shall not apply to owner-occupied nonconforming residences.

5. *Discontinuance*

When a nonconforming use of any land or building has been discontinued for a period of twelve (12) consecutive months, it shall not be reestablished or changed to any use not in conformity with the provisions of the district in which it is located.

B. *Nonconforming Buildings or Structures*

Lawful nonconforming buildings and structures existing at the time of the passage of this Ordinance or any amendment thereto shall be allowed to remain subject to the following provisions:

1. *Extension*

A nonconforming building or structure shall not be extended unless such extension shall comply with all the requirements of this Ordinance for the district in which it is located.

2. *Destruction*

A nonconforming building or structure which is damaged by fire, flood, wind, or other act of God or man to more than forty percent (40%) of its assessed value for tax purposes shall not be reconstructed except in conformance with the provisions of this Ordinance. This provision shall not apply to owner-occupied nonconforming residences.

C. *Nonconforming Mobile Homes.*

Nonconforming mobile homes, defined as a single, self-contained unit and mounted on a single chassis and as further defined in *Tennessee Code Annotated* Section 68-126-202, shall not be allowed to be replaced upon its removal from its original location. The provisions of this regulation shall not apply to mobile home parks within the City of Bristol by definition.

These provisions shall also apply to any nonconforming mobile homes damaged by fire, flood, wind or other act of God or man to more than forty percent (40%) of its assessed value for tax purposes. Such nonconforming mobile home shall not be replaced.

D. *Nonconforming Portable Signs*

The foregoing provisions of this Section 206 shall not apply to portable signs.

207 - GENERAL LOT USAGE STANDARDS

A. *Principal Buildings on Residential Lots*

Only one principal building may be constructed on any residential lot, except in the cases of:

- i. Multifamily complexes and cluster developments.
- ii. Structures in the Open Space and Reserved (O-S) Zoning District.

B. *Street Frontage*

No building or structure shall be erected on a lot which does not abut an approved street at least one street for a distance of at least fifty (50) feet, unless an easement for right of access at least twenty (20) feet in width is provided to an approved street.

C. *Manufactured Residential Dwellings*

Manufactured residential dwellings, as defined in *Tennessee Code Annotated* Section 68-126-202, when located within the City of Bristol shall meet the following provisions:

1. Any manufactured residential dwelling located in the City of Bristol Tennessee shall conform to all State and Local codes and ordinances.
2. All manufactured residential dwellings shall be placed on a permanent foundation consisting of piers located on concrete footings and shall have a continuous permanent perimeter wall constructed of mortared masonry, brick, or stone and located on a concrete footing.
3. All manufactured residential dwellings shall have the same general appearance as required for site built homes. All wheels and towing fixtures shall be removed upon placement of the manufactured residential dwelling upon a permanent foundation.

The provisions of this regulation shall not apply to mobile home parks within the City of Bristol by definition. (Ord. No. 98-117, 11-3-98)

D. *Pre-existing, Individual Lot, an Other Uses*

1. All existing mobile home parks and individual mobile homes in the City of Bristol at the time of adoption of this Section of this Chapter (January 5, 1968) are required to comply with the following regulations:
 - a. No person shall, within the limits of the City of Bristol Tennessee park any trailer on any street, alley or highway, or other public place, or on any tract of land owned by any

- person, occupied or unoccupied, within the City of Bristol Tennessee except as provided in this Ordinance.
- b. Emergency or temporary stopping or parking is permitted on any street, alley or highway for not longer than one hour subject to any other and further prohibitions, regulations, or limitations imposed by the traffic and parking regulations or ordinances for that street, alley, or highway.
 - c. No person shall park or occupy any trailer on the premises of any occupied dwelling, either of which is situated outside an approved trailer park; unless the parking of only one unoccupied trailer is parked in an accessory private garage building; provided no living quarters shall be maintained or any business practiced in said trailer while such trailer is so parked or stored.
 - d. Mobile Homes and Modular Units used for temporary or other special nonresidential uses may be permitted upon application and approval thereof by the Planning Commission in locations specifically approved by the Planning Commission under the following conditions:
 1. Businesses, such as automobile sales and mobile home sales where the property is leased.
 2. On owner-occupied property where the intent is to build a permanent structure.
2. The initial time period for locating a mobile home or modular unit on leased and owner-occupied property shall be determined upon application. Additional periods of time may be granted by the Planning Commission upon application, but said time shall not exceed five (5) years. Dwelling or sleeping in such mobile homes or modular units shall in no case be permitted. A temporary location permit must be secured from the Building Inspector prior to locating any individual mobile home or modular unit for temporary nonresidential use as stated above.
- a. The commercial or Retail sale of mobile homes shall not be allowed, under any circumstances, from any mobile home park.
 - b. Any appeal from the enforcement of the provisions of this Ordinance shall be reviewed by the Board of Zoning Appeals.
 - c. Existing parks and trailers within the Corporate Limits of the City of Bristol Tennessee, shall comply with the following anchorage requirements:
 1. The area of a mobile home lot which has been reserved for the placement of a mobile home shall be provided with adequate support for the placement of the mobile home, thereby securing the superstructure against uplift, sliding, rotation and overturning.
 2. The area of a mobile home lot which has been reserved for the placement of a mobile home shall be provided with anchors and tiedowns such as cast-in-place concrete eyelets embedded in concrete slabs, arrowhead anchors, or other devices that are used to stabilize a mobile home.
 3. Tiedown hardware shall be protected to resist corrosion, and each tiedown shall be designed to resist an allowable working load equal to or exceeding 3,400 pounds. The breaking strength shall be equal to or exceed 4,750 pounds.
 4. Tiedowns shall be placed every 12 feet starting from the front of the mobile home lot.
 5. Diagonal cross-bracing (any tiedown which deviates more than 30 degrees from a vertical direction) between ground anchors and the mobile home shall be provided in conjunction with each vertical tiedown.
 6. Existing mobile homes shall conform to this Ordinance within twelve (12) months after its adoption. Proposed Parks shall incorporate this Ordinance in the overall design of the Park.

Ord. 07-28 Updated 10/07
Ord. 10-15 Updated 1/11

208 - PROHIBITION OF LOT AREA REDUCTION

No lot shall be reduced in size so that lot width, yard requirements, lot area per dwelling unit, or other requirements of this Ordinance are not maintained.

209 - PROHIBITION OF REQUIRED YARD OVERLAP

No part of a yard or other open space required about any building for the purpose of complying with the provisions of this Ordinance shall be included as a part of a yard or other open space required by this Ordinance for another building.

210 - CORNER LOT SIDE YARD REQUIREMENTS

- A. In residential districts, the minimum setback for the side yard along an intersecting street shall be fifty percent (50%) greater than the minimum side yard setback for the district in which the lot is located. All structures, including accessory structures, shall meet the setback from the intersecting street. In all other respects, the minimum setback requirements for the district shall apply.
- B. In nonresidential districts, the minimum setback for the side yard along an intersecting street shall be equal to the front yard setback for the district in which the lot is located. All structures, including accessory structures, shall meet the setback from the intersecting street. In all other respects, the minimum setback requirements for the district shall apply.

Ord. 08-01 Updated 2/08

211 - OBSTRUCTIONS TO VISION AT STREET INTERSECTIONS

On a corner lot, within the area formed by joining points on the centerlines of intersecting or intercepting streets at distances from their intersection as provided below, there shall be no obstruction to vision between a height of three (3) feet and a height of ten (10) feet, measured above the average elevation of the existing surface of each street at that centerline thereof:

R-M, R-1A, R-1B, R-2, R-3, R-4, and R-5 districts..... 100 ft.

B-1A, and B-1B districts 80 ft.

The requirements of this section shall not be deemed to prohibit any necessary retaining wall.

Ord. 17-7 – Updated 1/18

212 - LOCATION OF ACCESSORY STRUCTURES ON RESIDENTIAL LOTS

- A. It is the intent of this Section to allow accessory structures and uses subordinate in size and incidental in use to the principal building in residential districts. All accessory structures, except those in the Open Space and Reserved (O-S) Zoning District, shall comply with the following requirements:
 - 1. No accessory structure shall be allowed in any required front yard or to extend in front of the plane created by the location of the principal building relative to the front property line.
 - 2. Accessory structures shall be allowed to be located in the side and rear yards provided the following requirements are complied with:
 - a. Accessory structures shall not cover more than twenty-five percent (25%) of the affected required side yard and rear yard areas, and provided further that the district “maximum lot coverage” set forth in Section 308 – Residential Space Requirement Chart is not exceeded.

- b. Accessory structures shall be at least five feet from any side or rear lot lines and from any other building on the same site, including the principal building. Accessory structures that exceed one story or twelve (12) feet in height shall meet the required side and rear yard setbacks for the zoning district.
- c. Accessory structures shall not exceed two (2) stories, but in no event shall any accessory structure exceed a building height of twenty-five (25) feet.
- d. Accessory structures on lots that front on two parallel streets right-of-ways shall meet the front yard setback required by the zoning provisions on each lot frontage.
- e. Accessory structures on lots that front on two intersecting street rights-of-way shall meet the required front yard setback from each intersecting street right-of-way.
3. Accessory structures shall not be used for human habitation except as an extension of the residential use of the principal building for residential habitation, for clearly residential, non-income producing occupancy by a family member or temporary houseguest. The use of an accessory structure as a continually occupied, income producing, separate dwelling unit for lease, rent, or trade is strictly prohibited.

Ord. 07-28 Updated 10/07
Ord. 10-15 Updated 1/11

213 - OFF-STREET PARKING

1. Whenever the submission of a site plan is required under Chapter 10 there shall be provided minimum off-street parking spaces with adequate provision for ingress and egress by standard-sized automobiles in all zoning districts except B-2 and O-S. Parking shall be required in accordance with the North American Industry Classification System (NAICS) as follows:

Parking Ratios Chart¹

RESIDENTIAL USES

2002 NAICS Code		REQUIRED
814	Single-family and duplex residential	2 per dwelling unit
814	Multi-family residential	1.5 per dwelling unit

COMMERCIAL USES

2002 NAICS Code		REQUIRED: 1 parking space per
44-45	Retail trade ²	333 sq. ft. of gross floor area
52	Finance and insurance	500 sq. ft. gross floor area
55-56	Management of companies	Each employee ⁴
72	Accommodations and food services	
712	Accommodations	Each room
722	Food services	100 sq. ft. gross floor area

ARTS & ENTERTAINMENT USES

2002 NAICS Code		REQUIRED: 1 parking space per
512	Theatres	4 seats
71 ³	Arts, entertainment and recreation, except theatres	2,500 sq. ft. of gross floor area

INDUSTRIAL USES

2002 NAICS Code		REQUIRED: 1 parking space per
48-51	Transportation, warehousing, and information	Each employee ⁴

		OTHER USES
2002 NAICS Code		REQUIRED: 1 parking space per
81	Other services	500 sq. ft. gross floor area
	8131 Houses of worship	6 seats
11-43	Agricultural, forestry, mining, fishing, hunting, utilities, construction, manufacturing and wholesale trade ²	Each employee ⁴
61	Education	
	Elementary or Middle School	Each employee or staff plus 1 space/25 students
	High School	Each employee or staff plus 1 space/4 students
	Colleges, Universities, Professional Schools, Business Schools and Computer and Management Training, Technical and Trade Schools, and Other Schools and Instruction	Each employee or staff plus 1 space/3 students
	Educational Support Services	500 sq. ft. gross area
62	Health care and social assistance	285 sq. ft. gross floor area
	Assisted Living Facilities	Each Unit / Each Employee ⁴
	Nursing Home	Each Bed / Each Employee ⁴
92	Public administration	250 sq. ft. gross floor area
54	Professional, scientific, technical services	333 sq. ft. gross floor area
¹ Calculations of the total number of required parking spaces which yield a fractional result shall be rounded to the nearest whole number. ² Spaces at fuel pumps and in service bays may not be counted as parking spaces or as gross floor area. ³ Excluding NAICS 711212 ⁴ "Each employee" refers to the number of employees at the maximum shift capacity.		

The B-2E District shall require parking utilizing the Parking Ratios Chart but shall be reduced by a factor of .5 or 50 percent for all non-residential uses except food services (722). Food services (722) shall be reduced in the B-2E District as follows:

2002 NAICS Code		Reduction
7221	Full-Service Restaurants	No Reduction
7222	Limited-Service Eating Place	25%
7223	Special Food Service	50%

2. The minimum number of parking spaces for any use shall be two except in the B-2 and O-S Districts, one of which may be a parking space accessible to handicapped persons, if such is required.
3. *Required Parking Space Limited to Parking Use Only.*
 - a) All required off-street parking spaces and parking lots shall remain as permanent open space, utilized exclusively for parking and ingress and egress. Off-street parking spaces shall not be located in a designated fire lane.
 - b) Loading spaces may not be substituted for parking space requirements
4. *Parking Spaces Predating this Section's Enactment.*
 - a) Any proposed addition to a main structure shall necessitate the provision of additional parking spaces for such addition as required by the Parking Ratios Chart.
 - b) All such requisite new parking spaces shall be in addition to those spaces previously required by the main structure.
5. *Allowance for Parking Off-Site.*
 - a) Required parking spaces shall be located on the same property with the main structure, except that in the case of structures other than single-family and duplex dwellings, required parking spaces may be placed on a separate parcel within 400 feet of the subject parcel, should the subject parcel be of inadequate size to entirely contain all the parking spaces for the main structure and additions thereto.
 - b) Site plan approval is required. The property on which the off-site parking is located must be owned (or leased) by the owner of the property for which the parking serves. Proof of ownership (a deed or long-term lease) shall be provided for site plan approval. Approved parking spaces at the remote site shall be considered as if they are located on the main site. Leased parking shall require a long-term lease with a minimum term of ten (10) years duration. All proposed long-term parking leases must be reviewed and approved by the City Attorney and upon approval, recorded in the land records of the appropriate jurisdiction as part of the site plan approval process.
6. *Prohibition of the Use of Public Right-of-Way for Off-Street Parking Requirements.*

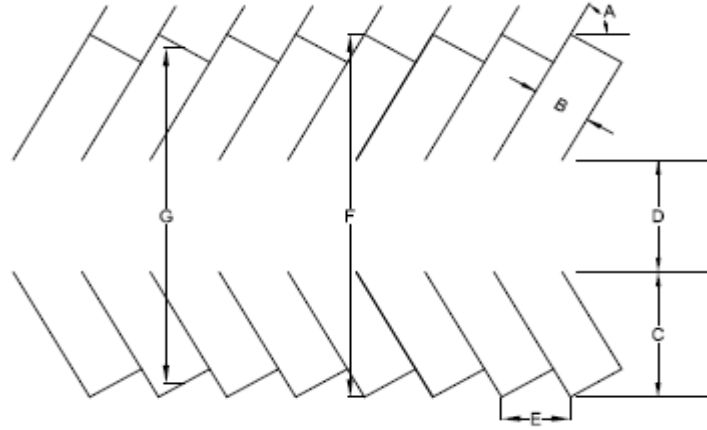
Required off-street parking shall not be located on any public right-of-way or public property. Adequate measures shall be taken to prevent the encroachment of parked vehicles onto such public properties by the use of curbs, fences or similar methods.
7. *Surface and Other Improvements.*
 - a) All driveways, parking spaces, parking lots, circulation aisles and entrances (collectively "parking areas") shall be paved with asphalt, concrete, impermeable or permeable pavers, or similar type material approved by the City, except those serving single and two-family detached dwellings, agricultural uses, campgrounds or temporary parking lots as proved in Subsection (c) below. Each parking space shall be unobstructed and independently accessible from a circulation aisle or driveway that is connected to a public or private street or alley. For industrial uses, all required parking areas shall be paved. This requirement shall apply to all new developments and to the redevelopment or change of use of an existing development requiring the submission of a site plan in accordance with Chapter 10.
 - b) The surface of the parking area shall be maintained in such a manner that no dust will result from use nor shall sediment or other debris caused by erosion, tracking or other means be allowed to enter streams or exit the site.

- c) The parking area of single and two-family detached dwellings, agricultural uses, approved campgrounds regulated by Chapter 18, Article VI of the Code of Ordinances, and parking lots used for special event parking for periods of fourteen (14) or fewer consecutive days, are exempt from the requirements of Subsection (a) herein provided the provisions of Subsection (b) are satisfied.

8. *Parking Dimensions*

All required parking areas and drive aisles shall be designed in accordance with the City of Bristol, TN Angled Parking Requirements below.

City of Bristol Tennessee Angled Parking Requirements



A (deg)	B (ft)	C (ft)	D (ft)	E (ft)	F (ft)	G (ft)
0.0	9.0	9.0	12.0	22.0	30.0	21.0
5.0	9.0	10.5	12.0	22.0	33.1	24.1
10.0	9.0	12.0	12.0	24.0	36.0	27.1
15.0	9.0	13.4	12.0	24.0	38.7	30.0
20.0	9.0	14.6	12.0	26.3	41.2	32.8
25.0	9.0	15.8	12.0	21.3	43.5	35.4
30.0	9.0	16.8	12.0	18.0	45.6	37.8
35.0	9.0	17.7	12.0	15.7	47.4	40.0
40.0	9.0	18.5	12.0	14.0	48.9	42.0
45.0	9.0	19.1	12.0	12.7	50.2	43.8
50.0	9.0	19.6	14.0	11.7	53.1	47.4
55.0	9.0	19.9	14.0	11.0	53.8	48.7
60.0	9.0	20.1	16.0	10.4	56.2	51.7
65.0	9.0	20.1	18.0	9.9	58.2	54.4
70.0	9.0	20.0	20.0	9.6	60.0	56.9
75.0	9.0	19.7	22.0	9.3	61.4	59.1
80.0	9.0	19.3	24.0	9.1	62.6	61.0
85.0	9.0	18.7	24.0	9.0	61.4	60.6
90.0	9.0	18.0	24.0	9.0	60.0	60.0

Ord. 10-2 Updated 2/10
Ord. 10-15 Updated 1/11
Ord. 15-2 Updated 5/15
Ord. 17-6 Updated 1/18
Ord. 18-11 Updated 8/24/18
Ord. 19-10 Updated 11/22/19

214 - OFF-STREET LOADING AND UNLOADING SPACE

Reserved

Ord. 10-2 Updated 2/10

215 - SUPPLEMENTARY PROVISIONS

A. *Lot of Record*

Where the owner of a lot of record or his successor in title thereto does not own sufficient land to enable him to conform to the dimensional requirements of this Ordinance at the time of its adoption (December 5, 1958), such lot may be used as a building site for a single-family residence in a district in which residences are permitted; provided the yard space and other requirements shall conform as closely as possible, in the opinion of the Board of Zoning Appeals, to the requirements of this Ordinance for the district in which such lot is located.

B. *Adjoining and Vacant Lots of Record*

If two or more adjoining and vacant lots of record are in a single ownership at any time after the adoption of this Ordinance (December 5, 1958) and such lots individually have less frontage or area than the minimum requirements of the district in which such lots are located, such lots shall be considered as a single lot or several lots which meet the minimum requirements of this Ordinance for the district in which such lot is located.

C. *Front Yard Setbacks*

The setback requirements of this Ordinance for dwellings shall not apply to any lot where the average setback on developed lots located wholly or in part within one hundred (100) feet on each side of such lot and within the same block and zoning district and fronting on the same street as such lot is less than the minimum required setback. In such cases the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the developed lots.

D. *Exceptions on Height Limits*

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not for human occupancy, monuments, water towers, observation towers, transmission towers, windmills, chimneys, smokestacks, derrick conveyors, flag poles, radio or television towers, masts, or aials.

E. *Exceptions to Setback Requirements*

When minimum setback requirements for a principal structure have been established, the following exceptions shall be allowed:

1. Driveways, sidewalks, patios, and other similar structures with an elevation no more than eight (8) inches above the surrounding grade are permitted to encroach into the front, side, and rear setbacks to the property line. Steps that are part of a sidewalk may also encroach to the property line.
2. Steps, porches, decks, and other similar appurtenances of a primary structure at the first floor elevation or lower that are not covered or enclosed may encroach into the front yard setback ten (10) feet and the rear yard setback fifteen (15) feet. In both cases such encroachments must be a minimum of ten (10) feet from the front and rear property lines. Such portions of a primary structure may encroach into the side yard setback no more than six (6) feet and in all cases such side yard encroachments must be a minimum of four (4) feet from the side property line.

3. Outside stairways and fire escapes above the first floor elevation may encroach into the front, side, and rear yard setbacks four (4) feet.

For the encroachments allowed in subsections 2 and 3 above, in no case will they be allowed to cover more than thirty percent (30%) of the required setback area.

216 - BILLBOARD AND SIGN REGULATIONS

A. General

These regulations are for the purpose of eliminating confusing, distracting, and unsafe signs; to assure the efficient and necessary informational signage needs of business; to ensure adequate light, air and open space, to enhance traffic safety; and to foster a good visual environment in the city.

B. Signs Allowed Without a Sign Permit

The following signs are allowed without a sign permit provided that all applicable sign regulations are followed:

1. *Official Signs* – Signs used by a Federal, State, County, or City Government, or by Public Agencies, that are directional, regulatory, or informational in nature.

2. *Special Purpose Signs* – Signs for the following purposes, not to exceed specified sizes and displayed on private property as follows:

- a. New Home Construction or Improvement – one sign per contractor while the work is in progress, not to exceed six (6) square feet in size and four (4) feet in height for each sign, and to be removed within seven (7) calendar days following completion of the work.

- b. Subdivision Projects – two signs per project with information specific to plans for or work on the project during construction, not to exceed thirty-two (32) square feet in size and six (6) feet in height for each sign, and to be removed within eighteen (18) months of final subdivision plat approval.

- c. Non-residentially Zoned Construction Site – one sign per street frontage with information specific to plans for or work on the site during construction, not to exceed thirty-two (32) square feet in size and six (6) feet in height for each sign, and to be removed within two (2) calendar days following the issuance of a Certificate of Occupancy.

- d. Garage, Rummage, or Yard Sale – see Section 18-108 of the Code of Ordinances.

- e. Property for Sale or Lease (Residentially zoned property) - one sign per street frontage, not to exceed six (6) square feet in size and four (4) feet in height

- f. Property for Sale or Lease (Non-residentially zoned property) – one sign per street frontage, not to exceed thirty-two (32) square feet in size and six (6) total feet in height for properties less than 5 acres; 48 square feet and (8) total feet in height for properties having from 5-10 acres; 64 square feet and ten (10) total feet in height for properties having greater than ten (10) acres. The provisions regarding sign number, dimension, and height contained in this subsection may be enlarged upon approval of the City Manager. Any denial made by the City Manager under the provision of this subsection shall be subject to an appeal to the Bristol Tennessee Municipal Regional Planning Commission.

g. Property for Auction - one sign per street frontage, not to exceed sixteen (16) square feet in size and six (6) feet in height. Auction signs are to be erected no more than twenty-one (21) days prior to the auction and must be removed within two calendar days after the auction event.

h. Open House Sign - one sign per street frontage, not to exceed six (6) square feet in size and four (4) feet in height; provided the sign is not placed on the site more than five (5) calendar days prior to the day of the open house, and removed immediately following the open house.

i. Non-profit Special Event – one wall-mounted banner, not to exceed forty-eight (48) square feet in size and securely fastened to a building, that is used to promote a special event held by religious, charitable, civic, fraternal, or similar non-profit organization on the premises. The banner shall be erected no sooner than fourteen (14) days before the event and shall be removed within seven (7) days after the event. For lots with frontage on two intersecting public rights-of-way, one (1) banner shall be permitted on each building face fronting each street. The banner area for one street frontage-may not be transferred to or combined with the banner area for the other street frontage.

j. Now Hiring – one sign per business while hiring is in progress, not to exceed six (6) square feet in size, and to be removed within seven (7) calendar days following completion of the hiring process.

3. *Political Signs* – Signs advertising political candidates or issues pertaining to an upcoming public election, displayed on private property, provided that they do not obstruct the line of sight at intersections or driveways. Political signs must be removed within ten (10) days following the election to which they pertain.

4. *Private Traffic Direction Signs* – Signs guiding the movement of traffic on private property, not to exceed ten (10) square feet in size and four (4) feet in height.

5. *Seasonal Decorations* – Seasonal decorations displayed during the season to which they pertain that do not display any form of advertising.

6. *Federal, State, or Corporate Flags.*

7. *Tourist or Boarding House Signs* – In residential districts, neither exceeding two (2) square feet, nor illuminated.

8. *Window signs* not exceeding fifty (50) percent of the total window area and which provide adequate visibility for security and public safety.

9. *Pennants and streamers* – Outdoor sales establishments located in the B-3 zoning district may utilize horizontally or vertically-oriented pennants or streamers immediately over or adjacent to the outdoor sales area, provided (1) that the pennants or streamers are attached to a fixed object, not located within the public rights-of-way, at least seven (7) feet above ground at the lowest point for pennants and streamers with a horizontal orientation, and (2) that the pennants and streamers do not create excessive movement or glare so as to be distracting to motorists or create a traffic hazard.

10. *Banners* – Banners that comply with subsection D.2.b.

11. *Vertically-oriented pole banners* – Vertically-oriented pole banners that comply with subsection D.2.c.

C. Prohibited Signs

1. Signs that imitate traffic signs or signals – Signs which imitate or resemble official traffic signs or signals, or may be confused with traffic control devices, or contain words such as "Stop", "Go", "Slow", "Danger", "Caution", "Warning", and "Yield", with the exception of funeral signs; provided further, that funeral signs do not exceed six (6) square feet in size and four (4) feet in height, and are limited to not more than two (2) signs placed in the immediate area of need.
2. Signs that obscure – A sign that obscures from view a traffic control device or sign, or blocks or obstructs the line of sight at intersections or driveways.
3. Signs in the right-of-way – Signs in any public right-of-way except official signs and other signs authorized by the City Manager pursuant to Sec. 62-10 of the Code of Ordinances.
4. Illegal Signs – A sign erected after the adoption of this section which is not in conformance with the provisions of this section.
5. Signs or inflatable objects – Signs or inflatable objects, with or without blowers for added movement.
6. Snipe Signs – Signs which are painted, pasted, or attached to utility poles, fences, retaining walls, public property or natural structures (i.e., trees, rocks, etc.); except that official signs may be attached to utility poles with appropriate utility approval.
7. Flashing Signs – All signs having blinking, flashing, or alternating lights of any kind.
8. Disorienting Signs – Signs that use lighting which causes glare, disorientation, or otherwise is distracting to motorists and creates a traffic hazard.
9. Portable signs after January 1, 2010.

D. General Provisions For Signage

1. Code Compliance

- a. All signs must comply with all applicable building, electrical, and other codes. The city manager may order the installation or electrical connection of any sign to be stopped, or may order the removal, repair, or electrical disconnecting of any preexisting sign, when deemed necessary to ensure compliance with applicable building, electrical, or other codes, or for public safety. The issuance of a Sign Permit, which certifies compliance with this section, must pre-date the issuance of building or electrical permits.
- b. Abandoned Signs – At the time a business or other use at a location moves to another location or ceases to exist, all signage pertaining to said prior establishment must be removed within thirty (30) days after notification by the city at the property owner's expense.
- c. Maintenance – Regular maintenance shall be performed to prevent deterioration. Any sign not maintained in a state of good repair shall be removed at the property owner's expense within thirty (30) days of notification.
- d. Sign Measurement – Sign area shall be measured by encompassing all sign panels, brand logos, and brand symbols, with a single rectangle, square, circle, or other geometric shape that best fits the outer-most edges of the sign panel, brand logo, or brand symbol. Advertising panels, logos, and symbols separated by distinctive areas, spaces or filling panels may be measured separately. Only one side of a two-sided sign shall be measured to determine allowable area.

e. Sign Lighting – All signage lighting shall conform to Section 50-30 of the Code of Ordinances.

2. Temporary Signs

a. Portable Signs: Provision for portable signs was repealed as of December 31, 2009 by Ordinance 07-2.

b. Banners

1. Up to Two (2) banners per premise, not to exceed twenty-four (24) square feet in size and to be set back from the right-of-way at least ten (10) feet, are permitted for a period not to exceed seven (7) consecutive days, up to two (2) non-consecutive seven day periods during a calendar year, in conjunction with community events as authorized by the city manager.

2. One (1) wall-mounted banner per premise, not to exceed forty-eight (48) square feet in size and to be securely fastened to a building, is permitted in all non-residential districts except for the B-2 District, in which district no wall-mounted banners are permitted. For lots with frontage on two intersecting public rights-of-way, one (1) banner shall be permitted on each building face fronting each street. The banner area for one street frontage may not be transferred to or combined with the banner area for the other street frontage.

3. One (1) downtown banner per premises in the B-2 Central Business District not to exceed six (6) square feet in size; provided, such banner shall not project more than 2 feet from the building and shall not interfere with pedestrian traffic.

c. Vertically-oriented pole banners – A vertically-oriented pole banner, not to exceed twelve (12) square feet in size attached to a private pole at least seven (7) feet above ground at the lowest point and not more than two per pole, placed on non-residentially zoned property provided that the banner is:

1. Made of cloth, flexible plastic, vinyl or similar material, and not cardboard, wood, rigid plastics or similar rigid material;

2. Affixed securely to the pole using a mounting bracket; and

3. Not designed to rotate, move or spin so as to be distracting to motorists and create a traffic hazard.

d. Business Special Promotional Events

Notwithstanding any provision of this Section 216 to the contrary, the city manager may issue a permit to a business establishment in a B-3 district allowing such business to display additional signage and devices during a special promotional event held on its premises not more than six (6) times during a calendar year. The holder of such a permit shall be entitled to display the following during a promotional event on the premises for a period which does not exceed fourteen (14) consecutive days:

(1) banners which are firmly attached on all four corners to a permanent sign structure; provided, each such banner shall not interfere with vehicular sight distance along public street and the bottom of the banner shall be at least seven (7) feet above ground level.

(2) search lights, inflatable traffic builders, sky dancers, blimps and feather signs.

No such sign or device shall be displayed or located within ten (10) feet of the public street right-of-way. No more than six (6) permits may be issued

for special events on a single tax parcel during a calendar year. The permit fee shall be established by the city council.

e. Business Grand Opening/Re-opening

Notwithstanding any provision of this Section 216 to the contrary, the city manager may issue a permit for the grand opening of a newly-opened business establishment, or the reopening of an existing business, to display additional signage and devices for a period of thirty (30) consecutive days surrounding its opening or re-opening. No such sign or device shall be displayed or located within ten (10) feet of the public right-of-way. For purposes of this provision, a "re-opening" means the construction of a significant real property improvement as evidenced by the issuance of a building permit.

Ord. 12-10 Updated 9/12

3. *Free-Standing Signs*

Freestanding signs which are nonportable signs not mounted on buildings for structural support and attached to the ground with poles or other devices must comply with the following standards:

a. *Minimum Setback from Property Line(s)* - 5 feet, except:

1. At corner lots - 10 feet, or as required by Planning Commission Staff in cases in which traffic visibility may be impaired.
2. At establishments (either allowed or preexisting nonconforming) in residential zones - 15 feet.
3. When the existing structures along a road frontage are set back less than the minimum front yard requirements, the sign setback may be less than the minimum, but not less than the average setback of all signs in the same block and zone within 200 feet of the site of proposed sign. In any case, the sign shall not be located within a street right-of-way.

b. *Maximum Sign Area* - See Chart, Subsection F of this Section

c. *Maximum Height* - See Chart, Subsection F of this Section

d. *Number of Freestanding Signs Allowed*

1. Each lot or parcel (inclusive of lease parcels or out-parcels) or group of lots or parcels used by one establishment or group of establishments within a single structure shall be permitted one (1) freestanding sign.
2. For lots with frontage on two intersecting public rights of way, one (1) freestanding sign shall be permitted on each frontage, provided that each sign is placed a minimum of fifty feet (50') from the intersecting street right of way line. The sign area for one street frontage may not be transferred to or combined with the sign area on the other street frontage.
 - (a) For lots with frontage of 400 feet or more along a public right of way, one (1) additional freestanding sign shall be permitted with a maximum number of freestanding signs of two (2) for non-corner lots and three (3) for lots on intersecting rights-of-way. When two signs are allowed on a single street frontage under this provision, they must be separated by a minimum distance of 200 feet.
 - i. Shopping centers, office complexes, and other groups of buildings that include two or more business or buildings and are part of a cohesive development approved with an overall site plan, shall be permitted one (1) shared complex sign for each street frontage in lieu of individual freestanding signs.

- ii. Minimum Ground Clearance – 7 feet (exception – signage in landscaped areas, away from pedestrian or vehicular traffic, and not blocking traffic visibility).

e. B-1A and B-1B and PRD Nonresidential Uses

1. Sign area

- (a) Free standing signs – Three quarters (0.75) of a square foot for each linear foot of building face parallel to a public right of way with a maximum area of seventy-five (75) square feet per sign. Monument signs are allowed one (1) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred (100) square feet per sign. In no case will a lot or parcel be limited to sign area less than thirty-two (32) square feet.

Exception – For lots that are allowed two (2) freestanding signs on a single street frontage under the provisions of Section 3.d.3 above, the sign area shall be determined by the formula above with a maximum area of one hundred fifty (150) square feet for a freestanding sign or two hundred (200) square feet for a monument sign. The sign area may be split between two separate signs or combined into one.

- (b) Complex signs – Three quarters (0.75) of a square foot for each linear foot of building face for all buildings within the development with a maximum area of one hundred fifty (150) square feet per sign. Monument signs are allowed one (1) square foot of sign area for each linear foot of building face for all buildings within the development with a maximum area of two hundred (200) square feet per sign. The linear footage shall be measured at the side of the building providing the primary building entrance. Only one building side for each building may be utilized for computation purposes.

- 2. Maximum Height – Twenty-five (25) feet for a freestanding sign and ten (10) feet for a monument sign, measured from the crown of the adjacent roadway.

Exception - In no case shall a freestanding sign be required to be less than ten (10) feet in height measured from the average grade of the land surrounding it.

f. B-2 and B-2E District Sign Area and Height

1. Sign area

- (a) Free standing signs – One (1) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred (100) square feet per sign. Monument signs are allowed one and one-quarter (1.25) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred twenty-five (125) square feet per sign. In no case will a lot or parcel be limited to sign area less than thirty-two (32) square feet.

Exception – For lots that are allowed two (2) freestanding signs on a single street frontage under the provisions of Section 3.d.3 above, the sign area shall be determined by the formula above with a maximum area of two hundred (200) square feet for a freestanding sign or (250) square feet for a monument sign. The sign area may be split between two separate signs or combined into one.

- (b) Complex signs – One (1) square foot for each linear foot of building face for all buildings within the development with a maximum area of two hundred (200) square feet per sign.—Monument signs are allowed one and one-quarter (1.25) square foot of sign area for each linear foot of building face for all buildings within the development with a maximum area of two hundred fifty (250) square feet per sign. The linear footage shall be measured at the side of the building providing the primary building entrance. Only one building side for each building may be utilized for computation purposes.

2. Maximum Height –Twenty-five (25) feet for a freestanding sign and ten (10) feet for a monument sign, measured from the crown of the adjacent roadway.

Exception - In no case shall a freestanding sign be required to be less than ten (10) feet in height measured from the average grade of the land surrounding it.

g. *B-3 and P-B District Sign Area and Height*

1. Sign area

- (a) Free standing signs – One (1) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred twenty (120) square feet per sign. Monument signs are allowed one and one-quarter (1.25) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred fifty (150) square feet per sign. In no case will a lot or parcel be limited to sign area less than thirty-two (32) square feet.

Exception – For lots that are allowed two (2) freestanding signs on a single street frontage under the provisions of Section 3.d.3 above, the sign area shall be determined by the formula above with a maximum area of two hundred forty (240) square feet for a freestanding sign or three hundred (300) square feet for a monument sign. The sign area may be split between two separate signs or combined into one.

- (b) Complex signs - One (1) square foot for each linear foot of building face for all buildings within the development with a maximum area of two hundred forty (240) square feet per sign. Monument signs are allowed one and one-quarter (1.25) square foot of sign area for each linear foot of building face for all buildings within the development with a maximum area of three hundred (300) square feet per sign. The linear footage shall be measured at the side of the building providing the primary building entrance. Only one building side for each building may be utilized for computation purposes.

2. Maximum Height – Thirty (30) feet for a freestanding sign and ten (10) feet for a monument sign, measured from the crown of the adjacent roadway.

Exception - In no case shall a freestanding sign be required to be less than ten (10) feet in height measured from the average grade of the land surrounding it.

h. *M-1, M-2 and M-3 Manufacturing District Sign Area and Height*

1. Sign area

- (a) Free standing signs – One (1) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred twenty (120) square feet per sign. Monument signs are allowed one and one-quarter (1.25) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred fifty (150) square feet per sign. In no case will a lot or parcel be limited to sign area less than thirty-two (32) square feet.

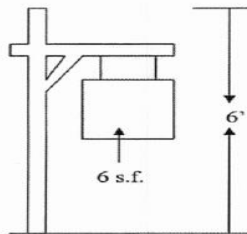
- (b) Complex signs - One (1) square foot for each linear foot of building face for all buildings within the development with a maximum area of two hundred forty (240) square feet per sign. Monument signs are allowed one and one-quarter (1.25) square foot of sign area for each linear foot of building face for all buildings within the development with a maximum area of three hundred (300) square feet per sign. The linear footage shall be measured at the side of the building providing the primary building entrance. Only one building side for each building may be utilized for computation purposes.

2. Maximum Height – Thirty (30) feet for a freestanding sign and ten (10) feet for a monument sign, measured from the crown of the adjacent roadway.

Exception - In no case shall a freestanding sign be required to be less than ten (10) feet in height measured from the average grade of the land surrounding it.

i. *R-O District Sign Area and Height*

Free-standing signs shall be single post bracket signs containing one double-faced sign panel with a maximum area per face of six (6) square feet. The maximum height of the sign is six (6) feet. The minimum setback from the property line is five (5) feet.



4. *Wall-Mounted Signs*

- a. A wall sign shall not protrude more than eighteen (18) inches from the wall to which it is attached.
- b. A wall sign shall not exceed two (2) square feet of area for each linear foot of building face parallel to a public right-of-way. A wall sign may be placed on a wall that is not parallel to a public right of way, but the amount of sign area that is permitted on each building is determined solely by the wall(s) parallel to a public right-of-way.
- c. Wall signage may not extend above the roofline or canopy structure.
- d. Wall mounted signs may include projecting signage. Projecting signs shall comply with the following provisions:
 - 1. Minimum height – 10 feet above the entrance sidewalk or pavement surface.
 - 2. Maximum Projection – shall project no more than 4 feet from the building.
 - 3. Within the B-2 Central Business District and B-2E Central Business Expansion District, flat mounted and projecting signs, including those attached to an awning, may be approved within an area dimensionally within (above) the public right-of-way providing all attachments are approved.
- e. A wall-mounted sign on an existing building may be temporarily covered or replaced with a banner due to a change in ownership or business-name change for a period up to six (6) months provided:
 - 1. A permit is secured;
 - 2. The permit fee is paid;
 - 3. The banner is securely fastened and fully complies with the placement locations set forth in 216.D.2.b.1; and
 - 4. The banner does not exceed the maximum sign allowance for a wall-mounted sign.
- f. The maximum allowed total combined area of all wall-mounted signs in the Residential Office (R-O) District is three (3) square feet.

The use of a banner as a temporary replacement for a permanent wall-mounted sign shall not be deemed to constitute a wall-mounted banner permitted in 216.D.2.b.1.

5. Electronic Message Board

- a. Except as provided in Section 216.B.1, an Electronic Message Board shall be permitted on non-residential property in the B-2E (Central Business Expansion), B-3 (General Business), PB (Planned Business), M-1(Light Industrial/Business), M-2 (General Industrial), and M-3 (Heavy Industrial) Districts, provided:
 1. Not more than one Electronic Message Board may be placed on a lot or parcel (inclusive of leased parcels or out-parcels).
 2. Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between sunrise and sunset and 1,000 Nits after sunset and before sunrise.
 3. An electronic message board may be allowed as part of the lot or parcel's free-standing or wall signage but not both.
 4. Animation is prohibited.
 5. Electronic message boards may not be used for off-premises advertising.
 6. The portion of a sign utilized for an electronic message board with changing copy is 100% of the total sign advertising area, except as otherwise provided herein for Regional Entertainment Facilities.
 7. Electronic Message Boards used in Outdoor Advertising Structures are governed in accordance with Section 216.E.
 8. Preexisting signs may continue in conformance (or be rebuilt if necessary) in accordance with Section 206 – Nonconforming Uses.
 - b. Electronic message board signs are allowed in any residential districts and the B-2 (Central Business), B-1A (Limited/Institutional), and B-1B (Neighborhood Shopping/Office Zone) Districts for municipally owned or operated facilities, provided:
 1. No more than one electronic message board shall be permitted for each facility provided that the cumulative size of the site on which the facility is located is a minimum of two acres.
 2. Electronic message boards shall include an automatic dimmer. The maximum allowable brightness of an electronic message board shall not exceed 4,000 Nits during the hours between sunrise and sunset and 1,000 Nits after sunset and before sunrise.
 3. Electronic message boards may not be used for off-premises advertising.
 4. The electronic message board must be a part of the primary freestanding sign with a maximum size of 50 square feet per side or a part of the wall sign. The maximum height and setback requirements are as permitted in the underlying zoning district.
 5. Hours of operation for electronic message boards in residential districts and the B-2, B-1A, and B-1B districts are from 7 a.m. to 10:00 p.m., and boards must be turned off completely by 10:00 p.m. each night.
 6. Electronic message boards shall not interfere with traffic signal devices as determined by the city traffic engineer.
 7. Signage shall be limited to text, images and still pictures only. Scrolling or flashing text, video, or animation of any type is prohibited.
6. Regional Entertainment Facilities Signs - Regional entertainment facilities that meet the following conditions:
 - a. Must be permanent, freestanding structures.

- b. Minimum Setback from property line: 10 feet, unless located on a corner, which shall require 15 feet.
 - c. Maximum Height--45 feet
 - d. Allowable square footage:
 - 1. Total advertising area: Maximum of 1000 square feet.
 - 2. Electronic Messaging shall be limited to 55% of the total sign advertising area, no greater than the maximum of 550 square feet.
 - e. Number of Regional Entertainment Facilities Signs Allowed: Limited to one freestanding sign per arterial roadway frontage.
 - f. Electronic Messaging: permitted based upon the definition of Electronic Message Sign, see the definition as found in Section 203.
 - g. Nighttime Dimming: Automatic nighttime dimming devices must be installed and operational at all times. Dimming specifications shall be as in the Federal Highway Administration Manual of Uniform Traffic Control Devices (MUTCD), as amended, and as in Section 216 (C) 9 of this chapter.
7. Border Region Retail Tourism Development District Signage

Businesses located in a commercial development within the Border Retail District shall be allowed signage as provided in this subdivision.

a. Perimeter Development Advertising

Interstate oriented signs are permitted on parcels which are within 660 feet of the Interstate 81 right-of-way subject to the following:

- 1. Each such parcel shall be allowed (1) one interstate oriented sign
- 2. Maximum sign area shall not exceed 800 square feet
- 3. Maximum sign height (from grade) shall not exceed 60 feet
- 4. Sign must be located within 660 feet of the Interstate 81 right-of-way

b. Internal Development Advertising

Major (Directional) multi-tenant signs – shall be limited as follows:

- 1. Maximum sign area shall not exceed 300 square feet
- 2. Maximum sign height (from grade) shall not exceed 40 feet
- 3. Orientation shall be such that face of sign is visible from a major arterial roadway

Minor (Directional) multi-tenant signs – shall be limited as follows:

- 1. Maximum sign area shall not exceed 240 square feet
- 2. Maximum sign height (from grade) shall not exceed 30 feet

Other free-standing signs – shall be allowed as provided in Section 216.D.3.d but limited as follows:

- 1. Maximum sign area shall not exceed 35 square feet
- 2. Maximum sign height (from grade) shall not exceed 10 feet
- 3. Section 216.D.3.d.2(a) i and ii shall not apply

Wall Mounted Signs – shall be limited as follows:

1. Maximum sign area shall not exceed 3 square feet for each linear foot of building face that is parallel to a public street or to an officially named private right-of-way
2. Maximum sign height shall not exceed the roofline of the structure

8. *Sign Measurement:*

Panel designed signs – the sign area for panel designed signs shall be measured by encompassing all sign panels, brand logos, and brand symbols, with a single rectangle, square, circle, or other geometric shape that best fits the outer-most edges of the sign panel, brand logo, or brand symbol. Advertising panels, logos, and symbols separated by distinctive areas, spaces or filling panels may be measured separately.

Channel letters – Channel letters and brand logos or brand symbols shall be measured by encompassing all letters, brand logos, and brand symbols with a single rectangle, square, circle or other geometric shape that best fits the outer-most edges of the letters, logos, and symbols.

Computation and Measurement of Sign Area – Attachment A provides guidance and examples of the computation and measurement of sign area.

9. Sign Lighting – All signage lighting shall conform to Section 50-30 (Outdoor Lighting) of the Code of Ordinances.
10. Recreational Vehicle Development Signage – Recreational Vehicle Developments are allowed the following signage:
 - a. Recreational Vehicle Developments are allowed one freestanding sign or one monument sign.
 1. Freestanding signs – for recreational vehicle developments approved under Section 226, a maximum area of one hundred twenty (120) square feet.
 2. Monument signs are allowed with a maximum area of one hundred fifty (150) square feet.
 - b. For corner properties, each street frontage shall be considered separately

E. *Outdoor Advertising Structures*

- a. Outdoor advertising structures are not permitted.
- b. Outdoor advertising structures in existence prior to March 20, 2020 may be maintained, improved or replaced in their current locations as provided by T.C.A. 13-7-208(h) and the following regulations:
 1. Each outdoor advertising structure must be mounted on a painted steel monopole structure.
 2. Outdoor advertising structures may contain digital messages provided that such messages:
 - a. Remain static for a minimum of six (6) seconds with a maximum change time of two (2) seconds;
 - b. Do not contain video, continuous scrolling messages or animation; and
 - c. Digital message boards shall include an automatic dimmer. The maximum allowable brightness shall not exceed 4,000 nits during the hours between sunrise and sunset and 1,000 nits after sunset and before sunrise.
 3. The minimum height of an outdoor advertising structure shall be 15 feet above grade as measured from the bottom of the face, and the maximum height of an outdoor advertising structure shall be 45 feet above grade as measured from the top of the face.

4. Each outdoor advertising structure shall be subject to an annual fee to be fixed by the City Manager.

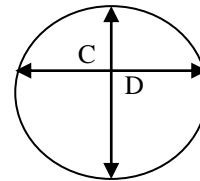
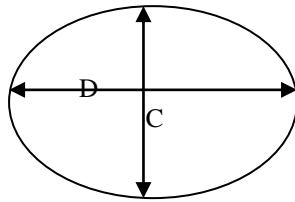
F. Freestanding Sign Chart

Zoning and Sign Type	Sign Area Formula	Maximum Size	Maximum Height	Minimum Setback
B-1A, B-1B, PRD				
Freestanding	0.75 sq ft/linear ft building face	75 sq ft	25 ft	5 ft
Monument	1.0 sq ft/linear ft building face	100 sq ft	10 ft	5 ft
Complex, Freestanding	0.75 sq ft/linear ft building face	150 sq ft	25 ft	5 ft
Complex, Monument	1.0 sq ft/linear ft building face	200 sq ft	10 ft	5 ft
B-2 and B-2E				
Freestanding	1.0 sq ft/linear ft building face	100 sq ft	25 ft	5 ft
Monument	1.25 sq ft/linear ft building face	125 sq ft	10 ft	5 ft
Complex, Freestanding	1.0 sq ft/linear ft building face	200 sq ft	25 ft	5 ft
Complex, Monument	1.25 sq ft/linear ft building face	250 sq ft	10 ft	5 ft
B-3 & PBD				
Freestanding	1.0 sq ft/linear ft building face	120 sq ft	30 ft	5 ft
Monument	1.25 sq ft/linear ft building face	150 sq ft	10 ft	5 ft
Complex, Freestanding	1.0 sq ft/linear ft building face	240 sq ft	30 ft	5 ft
Complex, Monument	1.25 sq ft/linear ft building face	300 sq ft	10 ft, 240 sq ft or less 15 ft, 241 sq ft or more	5 ft
M-1, M-2, & M-3				
Freestanding	1.0 sq ft/linear ft building face	120 sq ft	30 ft	5 ft
Monument	1.25 sq ft/linear ft building face	150 sq ft	10 ft	5 ft
Complex, Freestanding	1.0 sq ft/linear ft building face	240 sq ft	30 ft	5 ft
Complex, Monument	1.25 sq ft/linear ft building face	300 sq ft	10 ft, 240 sq ft or less 15 ft, 241 sq ft or more	5 ft
R-M, R-1A, R-1B, R-2, R-3, R-4, R-5, MH & PRD	All permitted signs allowed 32 sq ft	32 sq ft	25 ft	15 ft
Open Space and Reserved (O-S)	N/A	64 s. f. maximum	10 feet	10 feet along front yard and 50 feet from side yard

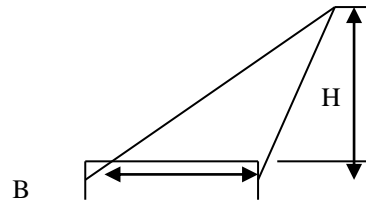
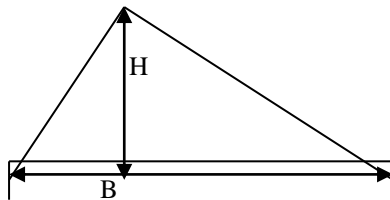
Regardless of formula results, no freestanding sign shall be limited to less than 32 sq ft. Sign height shall be measured from the crown of the adjacent public roadway. In no case will a freestanding sign be required to have a height less than 10 feet measured from the average grade of the land surrounding it. Signs placed near an intersection of two public streets must be a minimum of 10 feet from each property line and must meet the sight triangle requirements.

Attachment A

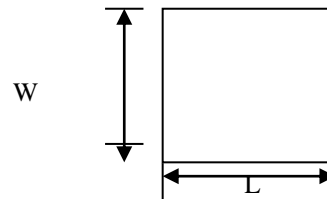
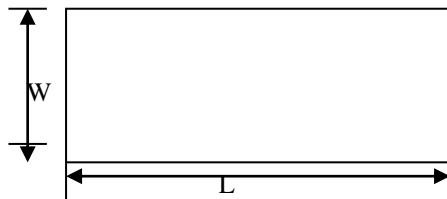
Computation of Sign Area



Calculation: $\text{Area} = \frac{\pi \times C \times D}{4}$, where $\pi = 3.14$ or $22/7$

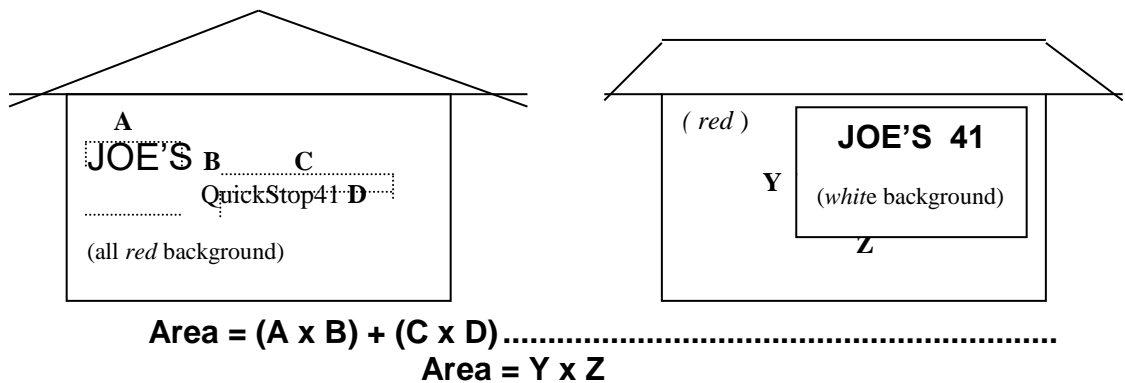
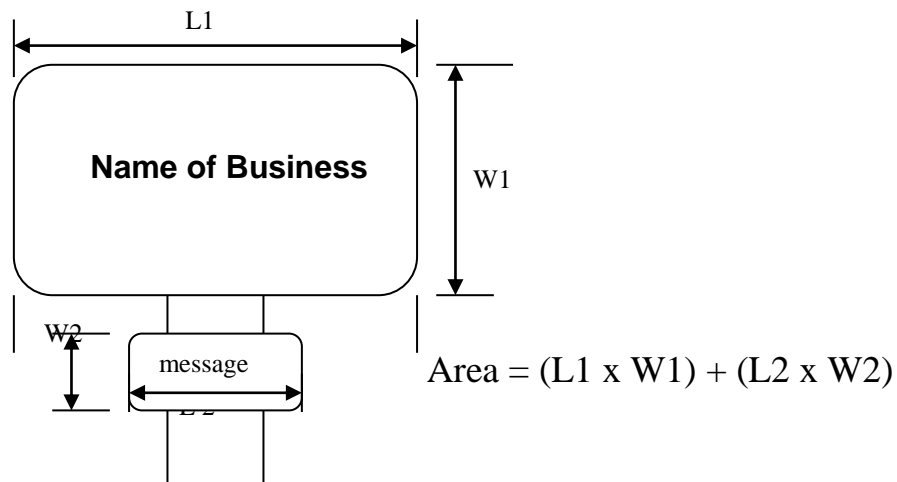


Calculation: $\text{Area} = \frac{B \times H}{2}$



Calculation: $\text{Area} = L \times W$

Sign Measurement Examples



G. Non-Conforming Signs

Subject to the termination provisions herein stated, lawful nonconforming signs (but excluding nonconforming portable signs) may continue in operation provided the sign is not enlarged, moved, or replaced. If such a sign is brought into compliance with the rest of Section 216, it may be then treated as a conforming sign and not be subject to these termination provisions.

H. Administration

No person shall erect, construct, affix, paint to create a new sign, alter, or relocate a sign until an application has been submitted in the form required by the City Manager, accompanied by the appropriate permit fee, and after a sign permit is issued in accordance with this section. The permit fee shall be established and modified by the City Council from time to time. Normal maintenance and repair shall not require a permit. This provision shall not apply to signs which are allowed without a permit under subsection B.

Ord.08-21 Updated 9/08
Ord. 09-19 Updated 8/09
Ord. 09-25 Updated 11/09
Ord. 10-2 Updated 3/10
Ord. 10-15 - Updated 1/11
Ord. 10-26 Updated 6/10
Ord. 11-20 Updated 10/11
Ord. 12-10 Updated 9/12
Ord. 13-9 Updated 11/13
Ord. 17-6 - Updated 1/18
Ord. 17-7 – Updated 1/18
Ord. 19-8 – Updated 10/19

217 - SPECIAL USE PERMIT

The Planning Commission shall have the power to hear and decide only such special uses as the Planning Commission is specifically authorized to pass on by the terms of this Ordinance; to decide such questions as are involved in determining whether special uses should be granted; and to grant special uses with such conditions and safeguards as are appropriate under this Ordinance, or to deny special uses when not in harmony with the purpose and intent of this Ordinance. A special use shall not be granted by the Planning Commission unless and until:

1. A written application for a special use is submitted indicating the section of this Ordinance under which the special use is sought and stating the grounds on which it is requested.
2. A special use site plan is submitted which depicts the following: development name and address; developer name and contact information; property owner name and contact information if different than the developer; property boundary with bearings and distances; area and present zoning of tract; building setbacks, easements and other property restrictions; FEMA flood information including flood zone designation, open floodway, 100-year flood elevation; existing and proposed buildings, structures and facilities. Building, structure and facility information should include square footage, number of stories, number of dwelling units, entrances/exits, and floor elevations; existing and proposed site improvements such as sidewalks, curbing, parking areas including number/layout and handicap spaces/aisles, travel aisles, entrances/exits, loading areas, utilities, retaining walls and site signage; existing and proposed drainage features such as storm sewer systems/structures, sinkholes, ponds, natural and artificial watercourses, channels, streams and other waterbodies; screening and buffering areas; refuse collection location. The special use site plan shall be drawn to a scale of no greater than 1" = 50'.

3. Public notice shall be given at least 15 days in advance of public hearing. The owner of the property for which special use is sought, or his agent, shall be notified of the hearing. A notice shall be posted on the property for which a Special Use Permit is sought. Required costs associated with advertising the public hearing will be paid by the applicant.
4. The public hearing shall be held. Any party may appear in person, or by agent or attorney.
5. The Planning Commission shall make a finding, if indeed empowered under the section of this Ordinance described in the application, to grant or deny the Special Use Permit. The granting of the special use may be done on the determination that the use in question will not adversely affect the public interest.
6. A Special Use Permit fee established by the City Council shall be submitted with the written application.
7. Before any Special Use Permit shall be issued, the Planning Commission shall take into consideration the specific rules governing individual special uses and determine that satisfactory provision and arrangement has been made concerning the following, where applicable:
 - a. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe;
 - b. Off-street parking and loading areas where required, with particular attention to the items in (a) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district;
 - c. Refuse and service areas, with particular reference to the items in (a) and (b) above;
 - d. Utilities, with reference to locations, availability, and compatibility;
 - e. Screening and buffering, with reference to type, dimensions, and character;
 - f. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;
 - g. Required yards and other open space;
 - h. General compatibility with adjacent properties and other property in the district.
8. A Special Use Permit issued pursuant to Section 301(3)h, for a continuum health care community shall be approved by the Council of the City.
9. A Special Use Permit request for an adult entertainment establishment must comply with the provisions of Section 220.
10. Unless otherwise specifically provided by Planning Commission in its grant of a Special Use Permit, a Special Use Permit shall be implemented by the applicant or the applicant's successor in interest within 24 months of final approval, or the Special Use Permit shall be void. "Implement" shall mean that a building permit has been issued for the project that is the subject of the Special Use Permit, and the building permit, or extensions thereof, has not been allowed to expire.
11. A Special Use Permit is valid only for the property described in the permit application, and only for the use presented by the applicant to the Planning Commission.
12. Once a Special Use Permit is granted, the project to which the Special Use Permit applies must be constructed and must operate in conformance to the requirements of the approved Special Use Site Plan. Any modification of the Special Use Site Plan must be approved by the Planning Commission. A request for a modification shall be processed as described in Section 217.3.

218 – SPECIAL EXCEPTION

A. General

1. The Board of Zoning Appeals shall have the power to hear and decide on such Special Exceptions specifically authorized to be reviewed by the terms of this Ordinance and to decide such questions as are involved in determining whether certain Special Exceptions should be granted; and to grant Special Exceptions with such conditions and safeguards as are appropriate under this Ordinance, or to deny Special Exceptions when not in harmony with the purpose and intent of this Ordinance. A Special Exception shall not be granted by the Board of Zoning Appeals unless and until:
 - a. A written application is submitted for a Special Exception permitted by this Ordinance.
 - b. Public notice shall be given at least 15 days in advance of public hearing. The owner of the property for which Special Exception is sought, or his agent, shall be notified of the hearing. A notice shall be posted on the property for which a Special Exception is sought.
 - c. The public hearing shall be held. Any party may appear in person, or by agent or attorney.
 - d. The Board of Zoning Appeals shall make a finding empowered under the section of this Ordinance described in the application, to grant or deny the Special Exception. The granting of the Special Exception may be done on the determination that the exception meets all criteria specified under the applicable Special Exception.
 - e. A Special Exception fee established by the City Council shall be submitted with the written application.
 - f. When staff approval is provided for, the provisions of b, c, and d above shall apply when the conditions for staff approval cannot be met.

B. Wireless Transmission Facilities

Wireless transmission facilities may be allowed as a special exception in the R-M, R-1A, R-1B, R-2, R-3, R-4, and R-5 districts, provided that all provisions of this section and Section 221 of the *Zoning Ordinance* have been met.

Ord. 09-20 Updated 08/09
Ord. 17-7 Updated 01/18

219 - TEMPORARY USES

- A. *Temporary Tent Sales* of items other than described in B. and C. below shall be only permitted when conducted by and on the premises of a business operating out of a permanent structure on said premises and offering for sale similar merchandise.
- B. *Temporary Seasonal Sales* of unprocessed agricultural or horticultural products related to the seasonal demand or availability of such product; including but not limited to: fresh fruits and vegetables, Christmas trees and bedding plants may be permitted provided that: (1) Horticultural and agricultural products shall exclude nonedible flora which is ordinarily available through established floral outlets without regard to season; (2) Temporary seasonal sales operators submit a Site Plan for review by the appropriate City officials; and (3) Such operations are limited to three months of operation.
- C. *Temporary Long-Term Sales* of agricultural and horticultural products, including but not limited to: fresh fruits and vegetables, Christmas trees, and bedding plants; may be permitted provided that: (1) Horticultural and agricultural products shall exclude nonedible flora which is ordinarily available through established businesses; (2) Temporary long-term sales operations are subject to Site Plan review and Planning Commission review; and (3) In order to be considered temporary, the operation shall have a period of inactivity during the year of at least one month.

- D. *Temporary Mobile Vending Units*, including but not limited to trucks, trailers, carts or similar units, may be permitted provided that such units; (1) are located on commercially zoned private property; (2) have written permission from the property owner; (3) obtain all applicable licenses and permits; and (4) are removed from the permitted premises when not in use between the hours of 10:00 p.m. and 6:00 a.m. This provision does not apply to mobile vending units that are operated in conjunction with community events as authorized by the city manager.

Ord. 14-21 Updated 1/15

220 - Adult Entertainment Establishments

A. Purpose

The purpose of this Section is to establish reasonable zoning regulations for adult oriented establishments so as minimize the deleterious secondary effects of such businesses, thereby promoting the health, safety, moral and general welfare of the citizens of the city. Nothing in this Section is intended, nor shall it be construed so as, (1) to impose a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials; (2) to restrict or deny access by adults to sexually oriented materials protected by the First Amendment; (3) to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market; or (4) to condone or legitimize the distribution of obscene material.

B. Permitted Use

Adult oriented establishments shall be permitted only in the B-3 (General Business) and M-2 (General Industrial) zoning districts, provided that the establishment:

1. is not located within one thousand (1,000) feet of a child care facility, school (public, private or charter), public park, family recreation center, residence, place of worship, funeral home or mortuary, library, hospital, retail liquor store or residentially zoned property, as measured in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, school, public park, family recreation center, residence, place of worship, funeral home or mortuary, library, hospital, retail liquor store or residentially zoned property;

2. if in a B-3 (General Business) zoning district, is located on and has access to an arterial street as designated on the city's Major Road Map adopted by the Planning Commission;

3. is not located in a within the boundaries of a Border Region Retail Tourism Development District as certified under Tennessee Code Annotated Section 7-40-101 *et seq.*; and

4. is not located within one-half (1/2) mile of any other adult oriented establishment, as measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each establishment is located.

Ord. 12-7-Updated 7-12

221 - WIRELESS TRANSMISSION FACILITIES

1. *See Section 203 for definitions.*
2. Procedures

The placement, construction and modification of wireless transmission facilities are provided for in this ordinance through a procedure which generally requires approval by the Board of Zoning Appeals, the Planning Commission or both. Subject to the provisions of this ordinance:

- a. Wireless transmission facilities are permitted if approved by the Board of Zoning Appeals as a "special exception" within the R-M, R-1A, R-1B, R-2, R-3, R-4, and O-S zoning districts and are subject to site plan approval by the Planning Commission.
- b. Wireless transmission facilities are permitted uses, subject to site plan approval by the Planning Commission, within the B-1A, B-1B, B-3, PBD, M-1, M-2 and M-3 districts.
- c. The co-location of wireless transmission facilities on existing structures is permitted in all districts and may be approved by Community Development staff upon a satisfactory showing of compliance with all the requirements of this ordinance except those set forth in Sections 4B, 4C, 4E, 4F and 4G, for which co-locations shall be exempt.
- d. The failure of Community Development to act on an application which is determined to be complete within 30 days, unless extended by agreement, may be grounds for the applicant to request submission to the appropriate approving authority.

- e. Temporary wireless transmission facilities shall be allowed as follows:

1. A temporary wireless transmission facility may be established on the site of an existing wireless transmission facility when such existing facility is out of service due to construction or repair, or during the construction of a wireless transmission facility for which a permit has been issued in accordance with this ordinance. The maximum height of a temporary wireless transmission facility shall be 100 feet.

An application for a permit for this type of temporary wireless transmission facility shall be considered a "co-location" and subject to approval by city staff. The temporary facility may be used operationally for a maximum of three (3) months and shall be removed no later than three (3) months after the date of issuance of the permit; provided, however, that an extension of three (3) additional months may be granted upon a showing of good cause therefore.

2. Temporary wireless transmission facilities which are used to accommodate increased wireless telecommunications during special events such as regional festivals, sporting events or significant public gatherings may be permitted within the R-M, R-1A, R-1B, R-2, R-3, R-4, R-5 and O-S zoning districts upon approval by the Board of Zoning Appeals as a "special exception."

Temporary wireless transmission facilities used for special events shall be permitted to operate for a period not to exceed seven (7) days. A maximum of two successive permits may be allowed to the same wireless service provider. An applicant may request a "short-term" temporary permit to operate for a period not to exceed three (3) days to allow for usage on successive weekends. There will be no limit on the number of permits that may be issued to the same service provider.

A temporary wireless transmission facility authorized under this subsection shall be removed no later than 24 hours after the expiration of the permit. Failure to remove the facility in timely fashion shall be grounds for the refusal of an application for a subsequent permit.

3. Temporary wireless transmission facilities shall be subject to the provisions of Section 3C6 of this ordinance.

3. Tower Placement

Free-standing or guyed towers may be placed within the city subject to the following limitations:

- a. Height Limitations
 1. Maximum Tower Height
 - a. The maximum height of a tower shall be 250 feet.

The policy of the City is to minimize the number of wireless transmission facilities while accommodating the need for telecommunication facilities. All towers must be designed to accommodate the maximum number of providers. The City shall require the applicant to submit engineering evidence demonstrating the capacity and capability of the proposed tower to accommodate multiple service providers.
 2. Permitted Height Above Structures
 - a. Towers, antennas and all related facilities mounted on buildings, water tanks or other structures (other than free-standing or guyed towers) must not extend more than 30 feet above the highest part of the structure.
- b. Limitation of Towers by District
 1. Wireless transmission facilities are permitted if approved by the Board of Zoning Appeals as a "special exception" within the R-M, R-1A, R-1B, R-2, R-3, R-4 and R-5 districts and are subject to site plan approval by the Planning Commission.
 2. Wireless transmission facilities are permitted uses, subject to site plan approval by the Planning Commission, within the B-1A, B-1B, B-3, PBD, M-1, M-2 and M-3 districts.
 3. The co-location of wireless transmission facilities is permitted in all districts subject to the provisions of Section 2C.
- c. Tower Location Requirements
 1. Wireless transmission facilities shall not be located closer than 2500 feet to an existing wireless transmission facility or a cluster site, except as provided in Section 4G. Cluster locations shall not be located closer than 2500 feet to an existing cluster site or an existing wireless transmission facility, except as provided in Section 4G.
 2. No tower or tower related structure shall be erected on a lot which does not abut at least one street for a distance of at least fifty (50) feet, unless an easement for right of access at least twenty (20) feet in width is provided to an approved street.
 3. A tower located in any residential district, or on any parcel that adjoins a residential district, shall have a minimum distance from the base of the tower to the nearest line of any adjacent property or street right-of-way equivalent to or greater than the height of the tower plus 25 feet. Except for wireless transmission facilities necessary for the proposed tower, no building or other structure which is designed or intended to be occupied by humans shall be located within this required "clear fall zone." The tower must comply with all other applicable provisions of the Zoning Ordinance.
 4. Towers located in any B-1A, B-1B, B-3, PBD, M-1, M-2 or M-3 district that shall be located on a lot which adjoins a residential district shall be located from the nearest point of such residential district a distance equivalent to or greater than the height of the tower plus 25 feet.
 5. Towers located in any B-1A, B-1B, B-3, PBD, M-1, M-2 or M-3 district which shall be located on a lot which does not adjoin a residential district shall have a minimum distance from the base of the tower to the nearest line of any adjacent property or street right-of-way equivalent to or greater than the height of the tower plus 25 feet unless a licensed structural engineer registered in the State of Tennessee certifies in writing that the proposed tower is designed to collapse inward into itself in the event of structural failure or other collapse. The designed fall-zone shall be indicated on the site plan.

In such an instance, and unless otherwise required, the setbacks from property lines will become the outer boundary of the identified clear fall-zone. In all situations, the standard setbacks established for each zone in the Zoning Ordinance must be met.

Under no circumstances may the base of a tower be located less than the height of the tower plus 25 feet from the nearest property line of any parcel located in a residential district.

6. No tower shall be placed at such a location, or be constructed or utilized in such a manner, as will:
 - (a) have an adverse impact upon districts, sites, buildings, structures or objects significant in American history, architecture, archaeology, engineering or culture, that are listed, or eligible for listing, in the National Register of Historic Places, or
 - (b) be substantially incompatible with the general character of the surrounding neighborhood, or
 - (c) constitute a detriment or potential danger to the health, safety or welfare of the public or public utility facilities, or to the provision public utilities or governmental services.

D. General Conditions.

The applicant seeking authorization for a wireless transmission facility shall provide written documentation demonstrating that all of the foregoing and the following requirements have been satisfied:

1. **Safety Codes:** The proposed facility must comply with all applicable local, state and federal safety, health, nuisance and fire codes.
2. **Paint and Illumination:** A tower must be finished in a standard galvanized metal finish or painted in a color so as to minimize visual obtrusiveness and must not be illuminated unless lighting is required by federal, state or local laws or regulations.
3. **Other Zoning Regulations:** The proposed facility must comply with all applicable provisions of the Zoning Ordinance, except that a wireless transmission facility shall be exempt from the general landscape and buffer requirements of the Zoning Ordinance upon compliance with the landscape and buffer requirements provided in this ordinance.
4. **Landscaping:**
 - a. A minimum 25 foot buffer strip shall be required on the outer perimeter of the property if the property is zoned residential or abuts property that is zoned residential. The 25-foot buffer strip shall consist of plantings and physical features as listed in the definition of Landscape Area of Section 1102 of the Zoning Ordinance.
 - b. Towers located in business and manufacturing zones are subject to the landscape and buffer provisions for the zone in which the tower is to be located as listed in Sections 1109 and 1110 of the Zoning Ordinance.
 - c. Other than for ingress or egress, no internal roads or driveways, parking areas, structures or storage of material shall be allowed within the buffer strip. This standard shall not supersede any existing agreements or regulations which may require a larger buffer strip.
 - d. The buffer strip shall consist of an opaque coniferous screen or fence located at the site perimeter. The buffer shall be initially installed for the permanent year-round protection of adjacent property by visually shielding internal activities from adjoining property from street level and adjoining residences. Substance, design, width, height, opacity, growing period to maturity, time schedule for installation and responsibility for perpetual maintenance of the buffer strip shall be subject to approval by the Planning Commission. The minimum height of the coniferous screen shall be ten feet, and the minimum height of fence materials shall be eight feet.
 - e. The landscaping provisions of this ordinance may be varied or reduced if the proposed plan provides for unique and innovative landscaping treatment or physical

features that, in the opinion of the Planning Commission, meet the intent and purpose of this ordinance. In instances where significant physical features exist (i.e., railroads, hillsides, preserved wooded areas, utility easements, etc.) which in the opinion of the Planning Commission provide adequate buffering between land uses, the Planning Commission may allow such existing buffers to be utilized.

5. Security Fencing:
 - a. Security fencing is required for all wireless transmission facilities unless specifically waived for a co-location. When any wireless transmission facility is proposed within a residential district or within 500 feet of a residential district, the Planning Commission may require fencing constructed of wood or masonry in addition to a security fence.
 - b. When considering a "special exception" for a wireless transmission facility, the Board of Zoning Appeals may recommend to the Planning Commission the need for additional buffering and screening or other requirements.
 6. Off Street Parking: A minimum of one off-street parking space shall be provided for each wireless transmission facility and shall be shown on the site plan. Staffed facilities shall comply with all parking requirement of the Zoning Ordinance.
 7. Lighting: Outside lighting, if proposed or required for safety or security purposes, shall be arranged so as to minimize glare and reflection on adjacent residential properties and public streets. The Planning Commission may require the submission of a lighting plan by a qualified professional engineer to ensure that the illumination of outside lighting does not exceed 0.4 foot candles measured at the property line of abutting property zoned for residential use or development. Wireless transmission facilities shall not be artificially lighted unless required by the FAA or other governmental authority. The Board of Zoning Appeals may require the submission of a lighting plan in connection with its consideration of a request for a "special exception."
 8. Signs: An on-site sign identifying the wireless transmission facility may be allowed provided the sign:
 - a. does not exceed 10 square feet in size
 - b. is not illuminated
 - c. includes only the name of the owner or other responsible person or entity, contact information and appropriate warnings, to be located on the gate or security fence surrounding the tower base
 - d. complies with all other signage requirements of the Zoning OrdinanceAdvertising on a tower is prohibited.
 9. Vehicle Access Control: The location and design of driveways or accesses to reach the facility from a public street shall be approved by the Planning Commission. "Special exceptions" shall be reviewed and approved by the Board of Zoning Appeals.
 10. Noise: The intensity level of sound from a wireless transmission facility, including temporary generators used during power outages, shall not at any time exceed 70 decibels, as measured at the nearest property line of an abutting parcel zoned for residential use.
- E. Emissions Standards: The applicant shall provide certification from an engineer registered in the State of Tennessee, and having at least five (5) years' experience in radio frequency analysis, that the proposed wireless transmission facility meets or exceeds the applicable standards of the American National Standards Institute (ANSI), the Institute of Electrical and Electronics Engineers (IEEE) and the FCC for professionally acceptable radio frequency emissions standards.

- F. Governmental Facilities: The provisions of this ordinance may be waived for wireless transmission facilities used exclusively by the city, Sullivan County, the State of Tennessee or the United States of America, or their respective agencies, for governmental purposes.

4. Application Requirements

- A. An application for a permit for the placement or construction of a tower, or for the placement of an antenna on an existing structure, shall be filed with the Community Development.
1. The application shall be accompanied by the following documents, as applicable:
 - a. Specifications: One copy of typical specifications for the proposed structures and antenna, including descriptions of the design characteristics and materials.
 - b. Site Plan: The owner or authorized agent of any property proposed for the location of a wireless transmission facility shall prepare and submit a site plan meeting the requirements of Sections 1013-1015 (site plan) and Chapter 11 (landscape and buffering) of the Zoning Ordinance. The site plan shall be drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan and existing uses on adjacent properties. A site plan is not required if the antenna is to be mounted on an approved existing structure.
 - c. The required application fee as specified by the city council from time to time.
- B. The owner or authorized agent shall also submit information showing the relationship of the proposed development to:
1. The existing street system.
 2. Existing zoning districts within a 500-foot radius of the center of the base of the wireless transmission facility.
 3. The names and addresses of all property owners within a 500-foot radius of the center of the base of the wireless transmission facility.
 4. The distance to and the location of the nearest adjacent wireless transmission facility.
- C. Tower Location Map: The applicant shall provide a current map, or update of an existing map on file, showing the locations of the applicant's antennas, facilities, existing towers and proposed towers which are reflected in public records, serving any property within the city. The location map shall indicate the proposed facility and all surrounding wireless transmission facilities within a radial distance of 2,500 feet.
- D. Structural Information: The applicant shall provide structural information for the proposed wireless transmission facility, as defined in the latest EIA/TIA 222 STANDARD entitled, *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, including the following:
1. Antenna Capacity/Wind Load. A report from a structural engineer registered in the State of Tennessee showing the tower antenna capacity by type and number.
 2. A sealed certification from a structural engineer registered in the State of Tennessee that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest revision) standards for Sullivan County, Tennessee. The sealed certification shall also include assurances that additional loading has been provided to allow the placement of temporary public safety transmission equipment in the event of an emergency or natural disaster.
 3. For towers or antennas to be placed on buildings, a sealed certification from a structural engineer registered in the State of Tennessee that the building proposed to house a

- tower or antenna is structurally capable of supporting the same and all related equipment. The tower or antenna must not affect the structural integrity of the building.
4. Documentation that the proposed wireless transmission facility has been designed in accordance with accepted standards for Seismic Zone 2.
- E. Listing of Antenna Owners: The site plan and application shall provide identification of the owners of all antennas and equipment to be located at the site as of the date of application. The documentation will include the following:
1. Owner Authorization: Copy of a written lease, deed, agreement or other authorization from the owner of the property on which the wireless transmission facility is to be constructed, showing that the applicant has a lawful right to construct the facility on the premises.
 2. FCC License: A copy of a valid FCC license authorizing the operation of the proposed wireless transmission facility, or proof that the final issuance of the license is pending. For unlicensed wireless services, the applicant shall include verification that such a license is not required.
- F. Analysis:
1. Location Analysis. Before a permit may be issued for a new wireless transmission facility a shared use analysis must be performed. The analysis will include the following:
 - a. The applicant's proposal for a new wireless transmission facility shall not be approved unless it can be documented by the applicant that the equipment planned for the proposed tower cannot be accommodated on an existing or approved tower due to one or more of the following reasons:
 1. The planned equipment would exceed the structural capacity of existing and approved towers, considering the existing and planned use of those towers, and the tower cannot be reinforced to accommodate such planned or equivalent equipment at a reasonable cost.
 2. An intermodulation study demonstrates that the planned equipment would cause radio frequency interference with other existing or planned equipment for these towers, and the interference cannot be prevented at a reasonable cost.
 3. Existing tower(s) do not have space on which the planned equipment can be placed so it can function effectively and reasonably in parity with other similar equipment in place or approved.
 4. Reasonable radio frequency coverage objectives cannot be met.
 - b. Documentation showing that the proposed tower is not located within 2500 feet of an existing tower.
 - c. The applicant shall also address the extent to which shared use of the proposed tower will be allowed in the future. The applicant shall provide a letter of intent committing the tower owner and the owner's successors to allow shared use of the tower if an applicant agrees in writing to pay a reasonable fee therefore. The letter of intent shall be filed with Community Development prior to the issuance of a building permit, and shall also include provisions for the shared use by public safety communications systems wishing to co-locate.
 - d. The applicant's plans must demonstrate how shared facilities would potentially be situated on proposed sites. New towers and structures shall be designed for use by multiple telecommunications providers.
 - e. The applicant shall provide a certification from an engineer registered in the State of Tennessee, and having at least five (5) years' experience in radio frequency analysis, that the proposed antenna and related equipment could not be placed on a pre-existing facility and function under applicable regulatory and design requirements and meet reasonable coverage objectives without unreasonable modification.

- f. The applicant shall demonstrate that a new tower is designed to accommodate the applicant's potential future needs, to the extent those future needs may be determined at the time of application.
2. Radio Frequency Coverage Analysis. The applicant shall submit a radio frequency coverage analysis which will include a computer generated coverage analysis accompanied by an actual drive test measurement.
3. Visual Impact Analysis. The applicant shall submit a visual impact analysis which will include the following:
 - a. Computer generated digital photographs representing "Before and After" construction.
 - b. Reduction of Visual Impact Statement:
 1. A statement certified by the applicant that every reasonable measure has been taken to assure that the proposed tower, antenna and accessory structure will be placed in a reasonably available location which will minimize the visual impact of the surrounding area in accordance with minimum standards of applicable regulations.
 2. Wireless transmission facilities mounted on a building or structure in a commercial or industrial district shall be screened or designed to blend visually with the roof, structure and surroundings where mounted. Such methods and materials shall require approval by the Planning Commission.
 3. Prior to the issuance of a building permit, surety acceptable to the city shall be required to ensure completion of all landscaping and screening provisions as outlined in the plan approved by the Planning Commission. The surety shall be posted in an amount equal to 110% of the estimated total cost of the materials and installation. Upon the issuance of a certificate of occupancy for the building, or upon the completion of construction of the wireless transmission facility if no certificate of occupancy is required, a maintenance bond, letter of credit or similar surety acceptable to the city shall be required for a period of one year to ensure that the vegetation remains as a living and viable screen.

G. Alternate Location Procedure

Should a proposed wireless transmission facility not comply with Section 3A1 (Maximum Tower Height), or 3C (Tower Location Requirements), and the user shall have demonstrated to the approving body under Section 4F (Analysis) or otherwise that this ordinance unreasonably discriminates among providers of functionally equivalent personal wireless services, or that the ordinance prohibits or has the effect of prohibiting the provision of personal wireless services, the approving body may consider alternative sites provided that:

- a. with the exception of Section 4F1b, all provisions of Section 4 have been met;
- b. the applicant provides adequate proof in accordance with Section 4F2 that the alternative site is the minimum distance and/or height deviation from the requirements of 3A1 and/or 3C1 that is needed to provide the "coverage objectives;"
- c. the approving body shall have the authority to require the consideration of alternative sites with all applicable "analysis" as provided by Section 4F in order to ensure the deviation proposed is the minimum deviation required.

5. Review Procedures

- A. Applications must meet all applicable requirements of the Zoning Ordinance and conform to the requirements of Section 4.
 1. Applications and all related materials shall be submitted to the appropriate review body.

- a. Wireless transmission facilities are permitted if approved by the Board of Zoning Appeals as a "special exception" within the R-M, R-1A, R-1B, R-2, R-3, R-4, and O-S zoning districts upon approval by the Board of Zoning Appeals as a "special exception."
 - b. Wireless transmission facilities are permitted uses, subject to site plan approval by the Planning Commission, within the B-1A, B-1B, B-3, PBD, M-1, M-2 and M-3 districts. Co-location of wireless transmission facilities is permitted in all districts subject to Section 2C.
 - c. The co-location of wireless transmission facilities on existing structures is permitted in all districts and may be approved by Community Development staff upon a satisfactory showing of compliance with all the requirements of this ordinance except those set forth in Sections 4B, 4C, 4E, 4F and 4G, for which co-locations shall be exempt.
2. The Planning Commission and Board of Zoning Appeals, respectively, shall have the authority to require greater setbacks and buffers, and may require alteration of the configuration of multiple towers to reduce visual impact.
3. The Planning Commission shall have the authority to require additional landscaping, buffering, screening, parking or other physical features when it is determined as necessary to ensure the compatibility of the proposed use with existing and future surrounding land uses, or in order to protect the health, safety and welfare of the public.
4. When considering a "special exception" for a wireless transmission facility, the Board of Zoning Appeals may recommend to the Planning Commission the need for additional buffering and screening or other requirements.
5. The site plan approved by the Planning Commission shall be valid for a period not to exceed one year as provided in Section 1016. If construction of the wireless transmission facility is not 80% completed within one year, and completed within 18 months of city approval, the applicant shall be required to resubmit plans for appropriate review under the technical standards and review procedures applicable at the time of resubmission.
6. No application may be approved without the submission and approval of a surety bond as required in Section 6C.
7. Removal Agreement, Discontinuance of Use, Annual Certification and Demolition Bond
 - a. Removal Agreement: A written agreement, in a form approved by the city, must be submitted by the applicant prior to the issuance of a building permit for an approved wireless transmission facility. The applicant shall agree to remove the tower and antenna within 365 days of the cessation of use, or to obtain an agreement from the remaining users requiring them to do so. Any approved wireless transmission facility which is not used actively for wireless transmission purposes for a continuous period of twelve months shall be demolished and removed upon order of the city, unless otherwise authorized by the Planning Commission. Prior to the approval of a wireless transmission facility, the applicant shall prepare a contract, in a form satisfactory to the city attorney, to ensure the eventual demolition and removal of the wireless transmission facility. Upon approval of the site plan, but prior to the issuance of a building permit, the applicant shall execute such contract.
 - b. Discontinuance of Use: The use of property for a wireless transmission facility shall be discontinued if the facility is not used by at least one wireless telecommunications provider for a continuous period of one hundred twenty (120) days. It shall be the responsibility of the users of the facility and the owner of the property on which the facility is located to maintain the site in accordance with the approvals granted by the city and the provisions of this ordinance. Each user which vacates the facility shall be responsible for the removal of that user's respective equipment, buildings, cabinets, structures, facilities and appurtenances.

- c. Annual Affidavit: The owner of a wireless transmission facility, or the agent of such owner, shall submit annually to the city an affidavit certifying that the facility is in active use within the meaning of this ordinance. A wireless transmission facility shall not be considered active unless the transmission or reception of radio frequency signals used for public or private voice or information transmission is by contract with the operating company. Simple beacons shall not be considered an acceptable active transmission.
The annual affidavit shall be submitted on or prior to July 1 of each year following the initial issuance of the building permit. The affidavit shall not be required for the first year if the permit was issued less than ninety (90) days prior to July 1.
- d. Demolition Bond: After approval of a permit for a wireless transmission facility and prior to the issuance of a building permit, the applicant shall post with the city a surety bond to ensure the eventual demolition and removal of the wireless transmission facility. The amount of the bond, along with its form and the surety thereon, shall be subject to approval by the approving body. The amount of the surety bond will be reviewed every three (3) years in connection with the submission of the annual documentation required by this ordinance. The amount of the surety bond will be adjusted in accordance with the Engineering News Record Construction Cost Index.

6. Variances and Special Exceptions

- A. Requests to the Board of Zoning Appeals for variances will be subject to the provisions of Chapter 9 of the Zoning Ordinance. Greater setback requirements and such additional conditions may be established by the Board of Zoning Appeals as it deems necessary to avoid danger to public health and safety, and to protect adjacent properties.
- B. Special Exceptions:
 - 1. A "special exception" for a wireless transmission facility may be allowed by the Board of Zoning Appeals upon a determination that the following criteria have been met.
 - a. All provisions of Section 4 of this ordinance have been met based on submitted materials and upon recommendations of the city staff.
 - b. The Board of Zoning Appeals may require additional information or greater setbacks or buffering as a condition for approval.
 - c. A building permit for a wireless transmission facility approved as a "special exception" shall not issue until the site plan has been approved by the Planning Commission.

7. Completion of Facility and Inspections

- A. Within 30 days after the completion of a wireless transmission facility, the owner or owner's agent shall submit to the city a letter from the design engineers of the facility (electrical, structural and civil) certifying that the facility was constructed according to the plans approved by the city. A certificate of occupancy will not issue until such certifications have been received.
- B. The owner of a wireless transmission facility, or the agent of such owner, shall submit to the city a copy of the report of the Sullivan County Electrical Inspector showing the facility was constructed in accordance with all applicable electric codes.
- C. The owner of a wireless transmission facility, or the agent of such owner, shall submit to the city annually a certified copy of an annual inspection report by an engineer registered in the State of Tennessee, which report shall include, but is not limited to, the condition of the grounding system, the structural integrity of the facility, any damage incurred over the past year, the condition of the bolts and a plan to correct any deficiencies.
- D. The failure to submit the engineer's annual inspection report and the annual affidavit certifying that the facility is still active may result in the termination of the approval of the wireless transmission facility. The city's Codes Enforcement Department will notify the

facility owner or agent, the Planning Commission and, if applicable, the Board of Zoning Appeals of the failure to submit such documentation. Review of any such deficiency shall be by the body which approved the permit. The approving body, upon a determination that such certification, reports or affidavit have not been timely submitted, may rescind its approval of the permit.

8. Exiting Wireless Transmission Facilities

Wireless transmission facilities which were lawfully in use at the time of the adoption of this ordinance, or were lawfully in use at the time such facilities came within the corporate limits of the City of Bristol Tennessee, shall be subject to the provisions of Sections 5A7b (Discontinuance of Use), 5A7c (Annual Affidavit) and 7C (Annual Inspection Report) of this ordinance.

9. Interpretation and Application

Nothing in this ordinance shall be construed or applied in such a manner as to unreasonably discriminate among providers of functionally equivalent personal wireless services, or to prohibit or have the effect of prohibiting the provision of personal wireless services.

10. Compliance Required

It shall be unlawful for any person to locate, place, construct or own any wireless transmission facility in the city except in accordance with the provisions of this ordinance. It shall be unlawful for any person to commence the construction or placement of any tower, wireless transmission facility or temporary wireless transmission facility in the city until such time as a permit therefore has been issued by the Codes Department.

Ord. 10-15 Updated 1/11
Ord. 11-16 Updated 9/11
Ord. 14-17 Updated 10/14
Ord. 17-7 – Updated 1/18

222 – HOME OCCUPATION

1. A home occupation permit is required prior to the usage of any residential structure as a Home Occupation in accordance with the provisions herein.
2. An applicant for a home occupation permit shall submit an application in a form as required by the city manager along with the required fee as established by the City Council.
3. A home occupation permit may be granted by the city manager when the application is found to comply with the following requirements:
 - a. Not more than 25% of the gross floor area or 500 square feet, whichever amount is less, is used for the home occupation, including the storage of any related materials or products.
 - b. No person, other than a permanent resident of the dwelling unit, is employed at the site of the home occupation.
 - c. Not more than two home occupations shall be permitted per dwelling unit.
 - d. No goods or services of any kind shall be sold or transferred to a customer, consumer or client on the premises of the home occupation, excluding facsimile machine, telephone, and Internet or postal transactions. There shall be no retail transactions on the premises.
 - e. Products or materials shall not be visible from the outdoors.
 - f. No related activity shall be permitted outdoors on the property.
 - g. No signage advertising or indicating the presence of the home occupation may be displayed.

- h. Advertisement for the home occupation that is placed in any media (newspaper, magazine, telephone directory, radio, television, online, etc.) may not contain the address or indicate the location of the home occupation.
 - i. There shall be no significant increase in the use of utilities such as water, sewer, gas, garbage, or electricity that would indicate the usage of the property other than the use for residential purposes. Increases in utility usage inconsistent with the use of the property for residential purposes may lead to a reassessment of utility fees, or could lead to a revocation of the home occupation permit.
 - j. Deliveries to the premises shall be consistent with the intent and purpose of maintaining the residential character of the neighborhood and shall not exceed two business deliveries to the residence per day.
 - k. No equipment or process used in such home occupation shall create noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses beyond the property lines of the lot, or if within a multi-family structure, beyond the confines of the individual dwelling unit. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio, television, or electronic receivers off the premises, or causes fluctuations in line voltage off the premises.
 - l. Instruction of students shall be limited to not more than three persons at a time and not more than fifteen (15) students in a 24-hour period.
 - m. Parking associated with the home occupation shall occur on the premises.
 - n. One (1) commercial vehicle (one and one-half ton or less in size) owned by the residents may be used in conjunction with the home occupation. The vehicle will be deemed in use for the home occupation if it advertises the home occupation and/or contains or stores materials including stock, wares, goods, samples, or equipment. Such vehicle shall be stored in a garage or building or shall be concealed so as not to be visible from the street, sidewalk or alley when it is placed at the residence.
4. The holder of a home occupation permit is required to continuously comply with all conditions of its issuance or suffer revocation as provided below.
5. A home occupation permit shall be valid only for the person to whom it was issued and is not transferable. The permit terminates if the permit holder ceases to occupy the premises.
6. Revocation of Home Occupation Permit
- a. A home occupation permit shall be revoked when it is determined that the conditions of its issuance are not being met.
 - b. The permit holder shall be notified in writing that the conditions of its issuance are not being met with the specific infractions noted.
 - c. The permit holder shall be given ten (10) calendar days from the postmark of written notification of non-compliance to contact the city to resolve the issue of non-compliance. Should the non-compliance not be resolved, the city manager shall notify the permit holder that the Home Occupation Permit has been revoked and all business activities associated with the Home Occupation shall terminate immediately upon receipt of the notice.
7. Appeals
- a. An application for a home occupation permit that is denied or revoked may be appealed to the Board of Zoning Appeals in a form as required by the city manager. An appeal shall be made in writing to the Board of Zoning Appeals within seven (7) calendar days of the date of the revocation notice. A timely filed appeal shall result in the revocation action being held in abeyance pending the hearing by the Board of Zoning Appeals.
 - b. A notice of application for appeal shall be posted by the city on the applicable property.
 - c. A written notice shall be mailed or hand-delivered to all property owners and occupants within 100 feet of the applicant site.

8. Hearing by the Board of Zoning Appeals

- a. An appeal hearing before the Board of Zoning Appeals shall be limited to the issue of whether the applicant complies with the criteria to be issued a home occupation permit or whether a permit holder continuously meets the criteria required for the issuance of a home occupation permit.
- b. The Board of Zoning Appeals shall not grant a variance from the established criteria for the issuance of a home occupation permit.
- c. The Board of Zoning Appeals shall not hear an appeal that is not timely filed as provided in Section 7a above.

Ord. 09-20 Updated 08/09

223 - RECREATIONAL VEHICLE DEVELOPMENTS

A. Purpose and Application:

The purpose of this section is to provide minimum standards for developments that consist of individual lots or are developed under a horizontal-property regime for occupancy by independent recreational vehicles on a non-permanent basis. Recreational Vehicle Developments (RVD or RVDs) consisting of two (2) or more acres in size may be allowed as a special use in the B-3 (General Business) and PBD (Planned Business District) zoning districts with Planning Commission approval as provided below. Recreational Vehicle Developments will have a unified site development plan, including provision of open space for recreation, and other common uses.

B. Procedure for Application:

1. Initial Meeting

Prior to the submission of a RVD Special Use application and before any site improvements are made, the applicant is recommended to meet to review conceptual site plans, sketch proposals and other information relating to the proposed application.

2. Formal Application

Following the completion of the initial meeting, a formal RVD Special Use application shall be filed satisfying the requirements of Section 217 and shall include the following:

- a. *Special Use Site Plan*: A special use site plan drawn on a scale not less than one inch equals fifty (50) feet with the following information:
 1. Project location, present zoning, adjacent zoning, adjacent land use, and acreage and general topographic contours.
 2. Proposed private street layout and dimensions, including a cross section of the proposed street.
 3. Location of recreational vehicle parking pads, associated motor vehicle parking spaces, and common recreational space arrangements, and if applicable, proposed lot layout.
 4. Utility plans, including existing and proposed utility layout. Plans for water, sewer and storm water drainage system shall be included and shall indicate line size and appurtenances such as hydrant locations, manholes, and storm drainage structures.
 5. Landscaping and buffering plan for the development.
 6. Flood plain information, including identified floodway and flood elevation data.

7. Existing easements, covenants, right-of-ways, or other restrictions located on the property.
8. Draft documents relating to the Home Owners Association.
9. Other information as may be required by the city manager or the Planning Commission.

3. Planning Commission Authority

The Planning Commission shall have the authority to require greater setbacks, buffer areas, landscaping, the redesign of travel ways, pedestrian ways and other design features in order to meet the intent of this Section 223.

4. Final Site Plan and Final Construction Drawings

Following approval of the application for Special Use by the Planning Commission, the applicant shall prepare a final site plan and construction drawings consistent with the provisions of Chapter 10 for approval.

5. Home Owners Association

A Home Owners Association is required for the approval of the Recreational Vehicle Development. The governing documents for the Association, along with a copy of deed covenants, the charter and by-laws and special information which the Planning Commission may require to protect the rights of future owners of the condominium and the public in general shall be part of the submission of final site plan or final subdivision plat. The document shall include a mechanism for the maintenance of common elements facilities or property of the development, including infrastructure, streets, and required landscaping and buffering.

6. Phased Development

- a. In the case of a phased development, final approval may be granted for phases, approved as part of the entire development. All improvements shall be completed prior to the issuance of a letter of completion, and no lots or recreational vehicle sites shall be occupied in the applicable phase until a certificate of occupancy or letter of completion has been issued.
- b. Improvements may be required by the Planning Commission within the development but outside the proposed phase, when it is determined to be necessary for the health or safety of the residents or the community.

7. Expiration of Approval

The approval of a final site plan or a preliminary subdivision plat shall terminate 12 months following approval. Final site plans consistent with the Special Use approval may be resubmitted for approval. Preliminary subdivision plats that have expired may be resubmitted to the Planning Commission for reconsideration. Any substantial design changes in the final site plan from the Special Use Site Plan as presented to the Planning Commission shall require approval of the Planning Commission through the Special Use process, provided in Section 217.

C. Development Standards:

1. Compliance with regulations

A Recreational Vehicle Development must comply with all applicable ordinances, codes, and standards in effect at the time of development.

2. Permitted Recreational Vehicle Use

Recreational Vehicle Developments are limited in use to; (i) independent recreational vehicles, (ii) and accessory uses (see accessory uses – recreational vehicles) to the independent recreational vehicles, and (iii) the Recreational Vehicle Development as a whole.

3. Density

The overall density and lot arrangement of the development shall not exceed thirteen (13) recreational vehicles per acre.

4. Camping Use and Occupancy within a Recreational Vehicle Development.

The occupancy of any site or lot in a Recreational Vehicle Development must be temporary, which means each individual recreational vehicle site or lot must be vacated by the recreational vehicle for a period of no less than ninety (90) consecutive days in a calendar year.

5. Infrastructure Requirements

All utility construction shall be in accordance with the *Construction Specifications* of the City and additionally as follows:

a. Public Water

1. The Recreational Vehicle Development must have a public water service supplied by a minimum six (6) inch water line with adequate fire flow.
2. Each recreational vehicle site, or lot, must have an approved individual connection to the public water system.
3. Fire hydrants shall be located at each entrance of the RVD and, internal to the development, not more than 500 feet apart as measured along the servicing street and shall be not more than 250 from any recreational vehicle site or lot.

b. Sanitary Sewer Service

1. Each recreational vehicle site or lot must have an approved individual sanitary sewer service connection to a public sanitary sewer.

c. Electricity

1. Each recreational vehicle site or lot must have an approved electrical service.

d. Waste Management

1. The RVD shall provide for central garbage disposal utilizing a dumpster system.

6. Street Construction and Traffic Circulation Standards

Recreational Vehicle Developments shall meet the following street construction standards and frontage requirements:

- a. The Recreational Vehicle Development, as a whole, must have a minimum of 50 feet of street frontage on an approved public street or a private street approved by the Planning Commission. Additionally, the street affording access to the Recreational Vehicle Development must directly access an arterial or collector street designated on the official Major Road Plan of the City.
- b. The Recreational Vehicle Development shall be designed so that each lot or site shall have direct access only to a street internal to the Recreational Vehicle Development. Likewise, all streets internal to the Recreational Vehicle Development shall be private, and shall, at a minimum, be constructed to the standards contained in this section. Access shall be constructed to ensure recreational vehicles utilize transportation circulation within the development and are only permitted ingress and egress from the

development from approved, limited access driveway entrances, as shown on the approved site plan.

- c. Private streets shall be indicated on the approved site plan or subdivision plat. All private streets shall:
 - 1. Be a minimum twenty-two (22) feet in width if two-way streets are utilized or a minimum twelve (12) feet in width if one-way streets are utilized, with a minimum 25 foot turning radius at all intersections.
 - 2. Be constructed in accordance with the construction standards for private streets established by the City Manager.
 - 3. Unless otherwise approved, all dead end streets/drives shall be designed with a cul-de-sac having a minimum pavement radius of 45 feet.

7. Recreational Vehicle and Motor Vehicle Parking

- a. Each Recreational Vehicle Development shall provide a recreational vehicle parking pad and a minimum of one associated motor vehicle parking space for each recreational vehicle site or lot, as provided below:
- b. Each recreational vehicle parking pads and associated motor vehicle parking spaces shall be paved with asphalt, concrete, impermeable or permeable pavers, or other similar type material approved by the City and be dimensioned, at a minimum, as follows:
 - 1. Each recreational vehicle parking pad shall be a minimum of 12 feet in width by 40 feet in length.
 - 2. The motor vehicle parking space shall be a minimum of 9 feet wide by 18 feet in length.

8. Landscaping and Buffering

The landscaping and buffering standards in Chapter 11 shall apply. Additionally, a minimum of twenty-five (25) percent of the overall Recreational Vehicle Development must be green space including the required landscaping and buffering areas. The additional green space should be dispersed to provide a break in the impervious surfacing of the development and be landscaped to improve the esthetic quality of the development.

- a. Peripheral boundary:
 - 1. A peripheral boundary shall be provided. The area within the peripheral boundary shall remain as open space without any type of development, except for the direct ingress and egress to and from the property.
 - 2. The peripheral boundary setback shall be along the full length of all property line boundaries of the proposed development site. Its width shall be a minimum of twenty-five (25) feet along the length of property lines that abut residentially used or zoned property and shall be a minimum width of ten (10) feet along the length of property lines which abut non-residentially used or zoned property.
 - 3. Buffering shall be placed within the peripheral boundary in accordance with Chapter 11.

9. Signage

See Section 216.

10. Subdivisions

When individual lots are proposed, the Planning Commission may approve an exception to the Subdivision Regulations Section 502.2 Lot Dimensions, numbers (3) and (4) in accordance with this part. Each individual lot may be approved with a minimum frontage of

thirty (30) feet on a private street meeting the minimum standards contained within this Section.

- a. When individual lots are proposed, the required setbacks shall be shown on the lot layout. Each recreational vehicle parking pad and associated motor vehicle parking space shall be located within the required setback area, measured from the respective property line of the lot.
- b. Individual residential lots within Recreational Vehicle Developments shall be a minimum of 3,350 square feet. The Planning Commission may approve lots of smaller dimensions provided that the development maintains a maximum density of thirteen (13) recreational vehicles per acre and lots with such lesser dimensions shall be accompanied by additional open space or common recreational area that meets the density standard. Minimum setbacks for each lot shall be as follows:

Front Yard	5 feet
Side Yard	5 feet
Rear Yard	10 feet

11. Horizontal Property Regime Developments

When, the Recreational Vehicle Development is developed under a horizontal-property regime:

- a. Each recreational vehicle pad shall be located a minimum of ten (10) feet from any other recreational parking pad and shall include provisions for vehicle extensions.
- b. Each recreational vehicle pad shall have one (1) associated motor vehicle parking space. Each motor vehicle parking space shall be a minimum of ten (10) feet from any neighboring recreational vehicle pad.
- c. Each recreational vehicle parking pad and associated Motor Vehicle parking pad shall be located a minimum of five (5) feet from all streets, measured from the edge of the pavement or curbing.

224. PORTABLE STORAGE UNITS

1. As used in this section *portable storage unit* means any container designed for the storage of personal property which is located outside an enclosed building and is typically rented to owners or occupants of property for their temporary use and delivered and removed by a vehicle.
2. It shall be unlawful for any person to place, to allow the placement of, or to keep or maintain a portable storage on property in a residential zoning district except in accordance with the following:
 - a. No more than two (2) portable storage units shall be allowed on a lot.
 - b. The portable storage unit shall not be kept on the property for more than 180 days during any one year period.
 - c. The portable storage unit shall be set back at least ten (10) feet from the property line.
 - d. The lessor or owner of the portable storage unit shall keep the unit in good condition, free from evidence of deterioration, weathering or discoloration.

3. Containers typically used for nonresidential purposes, such as those intended for multi-modal transportation of goods, are not permitted in residential zoning districts.
4. It shall be unlawful for any person to place, to allow the placement of, or to keep or maintain a portable storage unit on property in a non-residential zoning district unless such unit conforms to the setbacks of the zoning district in which the unit is located.
5. Upon a showing of unusual circumstances and need, the city manager may in writing allow the placement of a portable storage unit which does not meet the requirements of this section.

Ord. 08-19 Updated 9/08
Ord. 10-14 Updated 11/10
Ord. 11-4 Updated 2/11
Ord. 11-6 Updated 3/11

225. ACCESS CONTROL

1. The purpose of this Section is to provide access standards which will facilitate through traffic operations, ensure public safety along roadways, and protect the public investment in the street system; while providing property owners with reasonable, though not always direct, access.
2. Access Management Classification System

Roadways within the City of Bristol, Tennessee are classified by functional categories (arterial, collector and local streets) as defined from the current edition of the City of Bristol's Major Road Plan Map.
3. This Section shall apply to all public streets within the City other than any roadways designated by the Tennessee Department of Transportation (TDOT) as limited access. Access ways connecting to state highways are subject to TDOT regulations. Other public roadways may also be subject to specific driveway spacing standards as part of particular corridor overlay districts.
4. Property owners are responsible for maintaining access ways and associated appurtenances such as drainage systems, curbing, landscaping, etc.
5. Permit Requirements
 - a. A permit must be obtained from the City of Bristol Tennessee Department of Development Services prior to constructing access ways connecting to local streets.
 - b. A permit must be obtained from the Tennessee Department of Transportation prior to constructing access ways connecting to state highways.
6. Standards and Criteria for Site Access and Curb Cuts
 - a. Access Way Design

The portion of the access way in the public right-of-way shall be designed in accordance with the standards and criteria in this Section.
 - b. The access way shall be designed to discourage vehicles from backing onto a collector or arterial street.

c. Number of Access Way Connection Points

One access way connection point onto a public street per property will be permitted, unless a traffic engineering analysis demonstrates that additional access points or curb cuts will not impair public use of a public right-of-way or create safety or operational difficulties, or be detrimental to traffic flow on adjacent streets.

A circular driveway with two access ways may be permitted for single-family and duplex uses if the total combined width of both driveways does not exceed 24 feet. A minimum distance of 30 feet shall be provided between the inside edge of each driveway as measured at the property line.

d. Service Roads

Where multiple parcels of property along an arterial or collector street are proposed for a common development, a service road may be required if a traffic engineering analysis determines that multiple access ways would create a safety/operational problem to traffic flow on adjacent streets or to meet applicable driveway spacing standards.

e. Improvements to the Public Streets

Improvements to the public streets, such as, but not limited to, acceleration or deceleration lanes, traffic islands, curbing of unlimited access, streets medians, traffic control devices, and angled access connections, may be required of a development if the City determines that such improvements are necessary to preserve the safety or the traffic-carrying capacity of the existing public way. The developer is responsible for paying for a traffic study if needed.

f. Spacing Requirements from Property Lines

Except as otherwise provided herein, the distance between any side property line which intersects the subject property and the nearest edge of an access shall be no less than 5 feet for single-family and duplex residential purposes and 10 feet for non-residential and multi-family properties. This applies to the portion of the access way in the public right-of-way.

Shared access between adjacent parcels is encouraged, and permitted, with a separation of zero feet from the side property line. The maximum shared access way widths shall be consistent with this section.

g. Minimum Access Distances

The minimum distance from a proposed access way to an adjacent street right-of-way is as follows:

- i. State Highways: Access ways connecting to state highways are subject to the most current control standards of the Tennessee Department of Transportation.
- ii. Other Public Ways: Non-residential access ways shall be at least 50 feet from the closest right-of-way of another public way intersecting that street or at least 50 feet from the nose of a median opening. Residential access ways, when the parcel is narrower than 50 feet, shall be located closest to the property line farthest from the intersection.

- iii. Access ways connecting to multi-lane divided highways shall be aligned with existing or proposed median openings where available. For access ways not aligned with existing or proposed median openings, the nearest edge of the access way shall be a minimum of 100-feet from the nose of the median opening.
- iv. If the physical size or configuration of a lot does not permit the location of an access to meet these standards (not considering the terrain), then the distance between the new access way and existing intersecting public ways, median openings, or adjacent non-residential access ways shall be maximized. Where no other alternative exists, the City may allow construction of an access way along or adjacent to the property line farthest from the intersection.
- v. The City may require access ways to be further from the features listed in Section 225.6.g.iv. if a traffic study determines that the location is necessary to preserve the safety or the traffic-carrying capacity of the existing public way.

7. Maximum Access Way Width

Access way width, both at the street connection and across the public right-of-way, shall be as follows:

Access Way Width for Non-Residential & Multi-Family Property		
	One Way	Two Way
Minimum	12 feet	24 feet
Maximum	15 feet*	30 feet*
*except when engineering analysis determines that turning lanes or a larger turning radius are needed		

Access Way Width for Single-Family and Duplex Uses	
Minimum	Maximum
9 feet	24 feet

Access Way Width for Service Road	
Minimum (one way)	Maximum (two way)
15 feet	24 feet*
*except when engineering analysis determines that turning lanes or a larger turning radius are needed	

- 8. The City may modify the location of a proposed access way when a proposed location impairs any public use of any public right- of-way or creates safety or operational difficulties that are detrimental to traffic flow on an adjacent public street.

CHAPTER 3 RESIDENTIAL DISTRICTS

SECTION

- 301 R-M District (Mountainous Residential)
- 302 R-1A District (Low Density Single Family)
- 303 R-1B District (Medium Density Single Family)
- 304 R-2 District (Single Family and Duplex)
- 305 R-3 District (Multifamily)
- 306 R-4 District (High Density Multifamily)
- 307. R-5 District (High Density Multifamily)
- 308. PRD Planned Residential District
- 309. R-E District (Established Residential Neighborhood)
- 310. R-O District (Residential Office)
- 311. O-S District (Open Space and Reserved)
- 312. Residential Space Requirement Chart

301 - R-M DISTRICT - MOUNTAINOUS RESIDENTIAL

This district will accommodate single family residential development and cluster development with ample accompanying open space in Bristol's mountainous or knob land areas where steep terrain prohibits conscientious development at higher densities. A maximum of one dwelling unit per acre is permitted in this district.

1. *Permitted Open Land Use*
 - a. Cemeteries
 - b. General farming and gardening; not to be construed to mean the keeping or raising of animals or poultry for commercial purposes
 - c. Public parks
 - d. Public or private utilities necessary to service the residents of the area
2. *Other Permitted Land Uses*
 - a. Single-family dwellings and accessory structures (see Subsection 6 below)
 - b. Municipal, County, State and Federal uses
 - c. Signs - as provided in Chapter 2, Section 216
 - d. Satellite dish antennas - as provided in Chapter 2, Section 212
 - e. Home occupations - as provided in Chapter 2, Section 218
 - f. Public libraries
 - g. The taking of boarders or tourists or the leasing of rooms by the family resident on the premises provided not more than seventy-five (75) percent of the total floor area is used for that purpose (total floor area shall mean the area of all floors, including furnished attics and furnished basements). For sign regulations for such a use see Chapter 2, Section 216.B.11.
3. *Uses Permitted by Special Use Permits Only*
 - a. Buildings housing public or private utilities or equipment necessary to service the city area
 - b. Churches
 - c. Day care centers
 - d. Hospitals
 - e. Philanthropic institutions and clubs
 - f. Private golf, swimming, tennis and similar sports clubs
4. *Lot Space* (See chart at end of this Chapter).
5. *Off-Street Parking.* Off-street parking shall be provided by all uses as required in Section 213. The parking of heavy equipment or trucks in excess of one-and-a-half tons shall be prohibited. This shall not be interpreted to apply to recreational vehicles, heavy equipment temporarily on location to perform a specific task, or noncommercial passenger vehicles such as buses.

6. *Accessory Structures.* Accessory structures to main residential structures include garages, guest houses, swimming pools, tennis courts, satellite dishes, utility buildings and other stationary structures. Accessory structures are to be located in rear or side yards only, and in all cases must have minimum setback of five (5) feet from the main structure and from any property line. Accessory buildings may be used for residential purposes only by guests or immediate family members of occupants of the principal structure. Business of any type may be operated in an accessory building only as provided in Chapter 2, Section 218 (See chart at end of this Chapter for further space requirements).

Ord. 07-28 Updated 10/07
Ord. 14-17 Updated 10/14

302 - R-1A District - Low Density Single Family

This zone is primarily to accommodate single-family dwelling units at a maximum density of three (3) units per acre.

1. *Permitted Uses.* Any use permitted in R-M District.
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District.
3. *Lot Space.* (See chart at end of this Chapter)
4. *Off-Street Parking.* Same as in R-M District
5. *Accessory Structures.* Same as in R-M District

303 - R-1B DISTRICT - MEDIUM DENSITY SINGLE FAMILY

This zone is primarily to accommodate single-family dwelling units at a maximum density of six (6) units per acre.

1. *Permitted Uses.* Any use permitted in R-M District
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District
3. *Lot Space.* (See chart at end of this Chapter)
4. *Off-Street Parking.* Same as in R-M District
5. *Accessory Structures.* Same as in R-M District

304 - R-2 DISTRICT - SINGLE FAMILY AND DUPLEX

This zone is primarily to accommodate single family and duplex units at a maximum density of nine (9) units per acre.

1. *Permitted Uses.*
 - a. Any use permitted in R-M District
 - b. Two-family residential structures
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District and Assisted Living Facilities meeting the density requirements of the district.
3. *Lot Space.* (See chart at end of this Chapter)
4. *Off-Street Parking.* Same as in R-M District
5. *Accessory Structures.* Same as in R-M District

Ord. 14-17 Updated 10/14

305 - R-3 DISTRICT - MULTIFAMILY

This zone is primarily to accommodate moderate density multifamily residential development which may be interspersed with duplex and single-family development. Maximum density is thirteen (13) units per acre.

1. *Permitted Uses.*
 - a. Any use permitted in R-M District
 - b. Two-family residential structures
 - c. Multifamily residential structures
 - d. Zero lot line developments
 - e. Assisted Living Facilities meeting the density requirements of the district
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District.
3. *Lot Space.* (See chart at end of this Chapter)
4. *Off-Street Parking.* Same as in R-M District
5. *Accessory Structures.* Same as in R-M District (Ord. No. 97-95, 1-13-98)

Ord. 14-17 Updated 10/14

306 - R-4 DISTRICT - HIGH DENSITY MULTIFAMILY

This zone is specifically to accommodate high-density residential developments that are built originally as multifamily complexes in locations that can bear the demands such developments place on City infrastructure. Maximum density is twenty (20) units per acre.

1. *Permitted Uses.* Any use permitted in R-3 District
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District.
3. *Lot Space.* (See chart at end of this Chapter)
4. *Off-Street Parking.* Same as in R-M District
5. *Accessory Structures.* Same as in R-M District (Ord. No. 97-95, 1-13-98)

Ord. 14-17 Updated 10/14
Ord. 17-7 Updated 1/18

307 – R-5 DISTRICT – HIGH DENSITY MULTIFAMILY

This zone is designated to accommodate high-density residential developments that are built originally as multifamily complexes in locations that can bear the demands such developments place on City infrastructure. Maximum density is thirty-five (35) units per acre.

1. *Permitted Uses.* Any use permitted in the R-4 District.
2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District.
3. *Lot Space.* (See chart at end of this Chapter).
4. *Off-Street Parking.* Same as in R-M District.
5. *Accessory Structures.* Same as in R-M District.

Ord. 17-7 Updated 1/18

308 – PRD District – Planned Residential

The planned residential development district is intended to provide a mechanism by which property may be developed with a variety of housing types and in an environmentally sensitive manner by using the following objectives:

1. Flexibility in design to take the greatest advantage of natural terrain, trees, historic and other features.
2. Accumulation of large areas of usable open space for recreation, preservation of natural amenities and provision of community facilities.
3. Creation of a variety of residential and compatible neighborhood arrangements that give the home occupant greater choice in selecting types of environment and living arrangements.
4. Allowance for the developer to take a creative approach to the use of land and related physical development, as well as utilizing innovative techniques to enhance the visual character of the city.
5. Efficient, creative division of land resulting in resourceful, compact developments, lowered construction and maintenance costs of street and utility systems and improved marketability of the end product.
6. Establishment of criteria for the inclusion of compatible nonresidential uses to complement the residential areas within the planned residential development.
7. Simplification of the procedure for obtaining approval of proposed developments through simultaneous review by the city of proposed land use, site construction, lot and setback consideration, public needs and requirements, and health and safety.

1. Use and density regulations

a. Residential uses

At least 75% of the gross acreage must be used for residential purposes. The residential uses may comprise a mix of residential types (single, two-family and multi-family) and configurations (detached, semi-detached, and attached) provided that the overall density of units to gross acreage does not exceed that of the average allowed density of the adjacent properties. For purpose of this section, "average allowed density of the adjacent properties" shall be calculated as follows:

Where Y = the sum of the maximum residential density permitted on each adjacent parcel; and
Where Z = the sum of the number of adjacent parcels actually having adjoining property boundaries, including parcels separated by public rights of way.

$$(Y / Z) = \text{Allowed Density per Gross Acre}$$

The allowed density per gross acre shall be rounded up to the nearest whole number.

b. Nonresidential uses

Not more than 5% of the gross acreage may be used for non-residential uses. Any use allowed in the B-1A zoning district shall be allowed in this district. At least 20% of the residential units must be constructed or under construction prior to any permits being issues for a nonresidential structure. If the project is phased, at least 20% of the residential units in the first phase must be constructed or under construction prior to any permits being issued for a nonresidential structure.

c. Open Space and Community Facilities

At least 20% of the gross acreage must be designated as usable open space. Streets, parking areas and other asphaltic or paved areas, except for pedestrian and bicycle paths, swimming pools, tennis courts and other similar recreational facilities, may not be used to calculate usable open space. Single parcels designated as usable open space must contain a minimum of 5,000 square feet.

2. A planned residential development district shall contain a minimum of two acres of land.

3. Utilities and access

- a. Structures within the planned residential development shall be connected to public water and sewer lines. All utility lines shall be placed underground, except for major electrical transmission lines. Engineering plans for drainage, utilities, services and easements shall conform to the requirements of the Subdivision Regulations and in the Code of Ordinances.
 - b. A traffic and pedestrian circulation system shall be designed so as to provide for safe and convenient access to dwelling units, open space, community facilities and other nonresidential areas in the planned residential development. Principal vehicular access points shall be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle or pedestrian traffic. The internal circulation system shall be adequate for vehicular, bicycle and pedestrian movement and should discourage through traffic. Adequate access and circulation for emergency and service vehicles shall be provided.
4. Open space incentive
For each five percent increment of additional usable common open space above the 20 percent per gross area minimum, the developer will be allowed a 15% increase in the allowed density computed in section 307.3.1. The calculation and designation of usable open space shall be supplied by the developer and must be acceptable to the city.
5. Preapplication conference
Prior to the formal submission of a proposed site plan, the developer or developer representative is encouraged to meet with the city manager or his designee, to discuss the project and review concept sketches of the proposed development.
6. Required Submittals
 - a. A site plan, prepared in accordance with the provisions of Chapter 10 must be submitted for review. The site plan shall contain sufficient information to satisfy that conformance to the allowable land use percentages are achieved.
 - b. A plat for the division of property must be prepared in accordance with the Subdivision Regulations.
7. Procedure for staged development of planned residential development.
Planned residential developments may be developed in stages, sections or phases provided that the following conditions are met and further provided that any staged sectional or phased development is part of an overall approved site plan for the entire planned residential development:
 - a. Stages or phases of the development must be shown on the approved site plan.
 - b. At least 75% of the first stage or development phase must be residential or open space use.
 - c. Each stage of the development must contain 20% open space unless the open space for the entire development has been designated as permanent open space. Such designation must be demonstrated in a restrictive covenant, permanent easement, conservation easement or other similar legal mechanism.
8. Review, approval, and amendment of planned residential development.
 - a. Site plans for planned residential developments shall be reviewed and approved by the Planning Commission.
 - b. Following approval of the planned residential development, no building or structure shall be erected or building permit issued nor any lots sold from any such plat nor any final plan recorded except in conformity with the approved plan of development.
 - c. A site plan for a planned residential development may be amended upon approval by the Planning Commission.

9. Open Space management, ownership and termination.

- a. All common open space, properties and facilities shall be preserved for their intended purposes as expressed in the approved site plan.
- b. The developer shall provide for the establishment of a homeowner's association or nonprofit corporation to ensure the maintenance of all common open space, properties and facilities.
- c. All open spaces in common ownership shall continue to conform to their intended uses and remain as expressed in the site plan through the inclusion in all deeds of covenants or restrictions to ensure that the common open space is permanently preserved according to the site plan. The deed covenants or restrictions established to govern and maintain common open spaces as well as any public or private recreational facilities shall run with the land and shall be for the benefit of present as well as future property owners, and shall contain a prohibition against partition.
- d. All common open space, properties and facilities shall be identified and completed by project phasing, if applicable. Improvements to such areas must be completed before building permits are issued for the next phase of the development.
- e. The nonprofit corporation or homeowner's association must be established prior to a Certificate of Occupancy being issued in the development.

Ord. 11-4 Updated 2/11

309 – R-E District – Established Residential Neighborhood

A. Purpose and Applicability

The intent of the Established Residential District is to accommodate the development patterns of existing neighborhoods that meet the following criteria or conditions:

1. At least 85% of the lots shall have been developed prior to 1950;
2. The district shall contain at least one full block length, or ten lots, lying within 300 feet of each other unless contiguous with an existing R-E District; and
3. A majority of the developed lots are less than 7,500 square feet.

The term Development Patterns, for the purposes of this R-E district, is defined as lot size, building placement regulations, lot coverage, building height, and orientation pattern.

B. Permitted Uses:

1. Dwelling, single family detached
2. Dwelling, duplex
3. Public Parks

C. Uses Permitted by Special Use Permits Only:

1. Buildings housing public or private utilities or equipment necessary to service the city area
2. Churches
3. Day care centers
4. Philanthropic institutions and clubs

D. Residential Lot Development Standards:

One single-family detached unit or one duplex is permitted per lot.

1. Residential Lot sizes

- a) Minimum and Maximum lot dimensions: Lot size requirements for lots which are recombined or subdivided are as follows, except in the case of lots of record:

Minimum lot frontage width: 50' (the standard lot width)

Maximum lot frontage width: 100' (two standard 50' lots)

Minimum lot area: 7,000 square feet (ex: 50 x 140)

Maximum lot area: 20,000 square feet (ex: 100 x 200).

- b) Lot width to depth ratio: The average lot width-to-depth ratio of 1:3, or the average within the block, shall be maintained when property is recombined or subdivided. This provision shall not apply to those lots fronting on Windsor Avenue which adjoin property along the Clifton Knobs, nor to double fronting lots which face two primary streets.

2. Residential Orientation Pattern

- a) Structure orientation: For new structures and front yard additions:

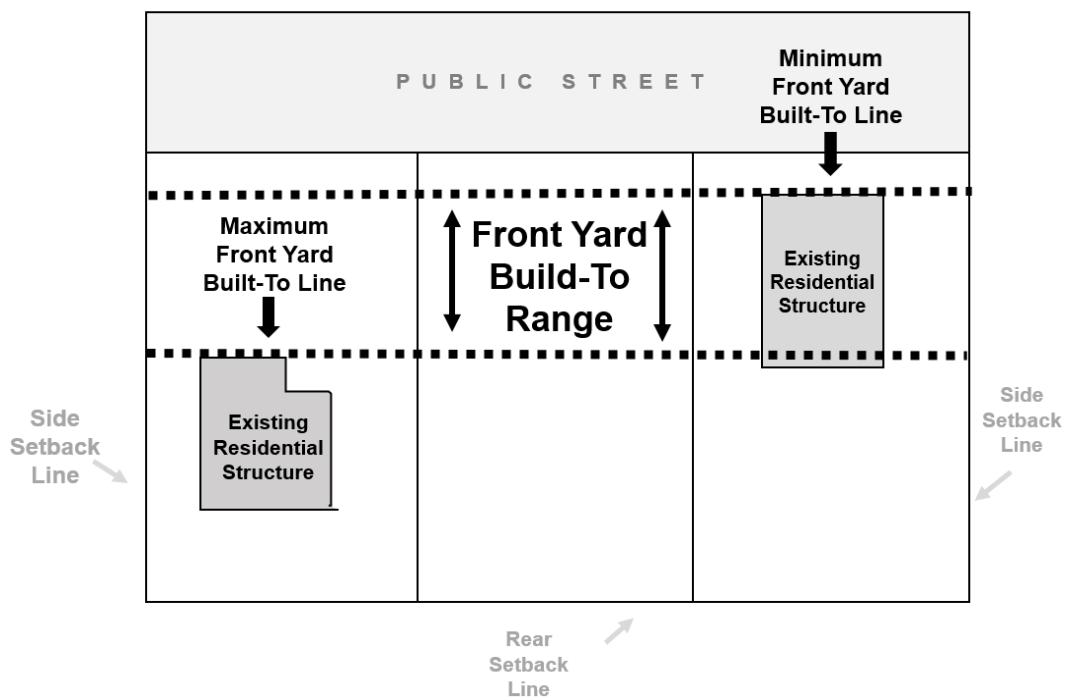
1. The Residential Front Façade is defined as the façade that faces the public street.
2. The Residential Front Façade shall have an entry-way.

- b) Corner lot structure orientation: The residential front façade for a corner lot shall be defined as the façade that faces the shortest side of the lot that fronts on a public street.

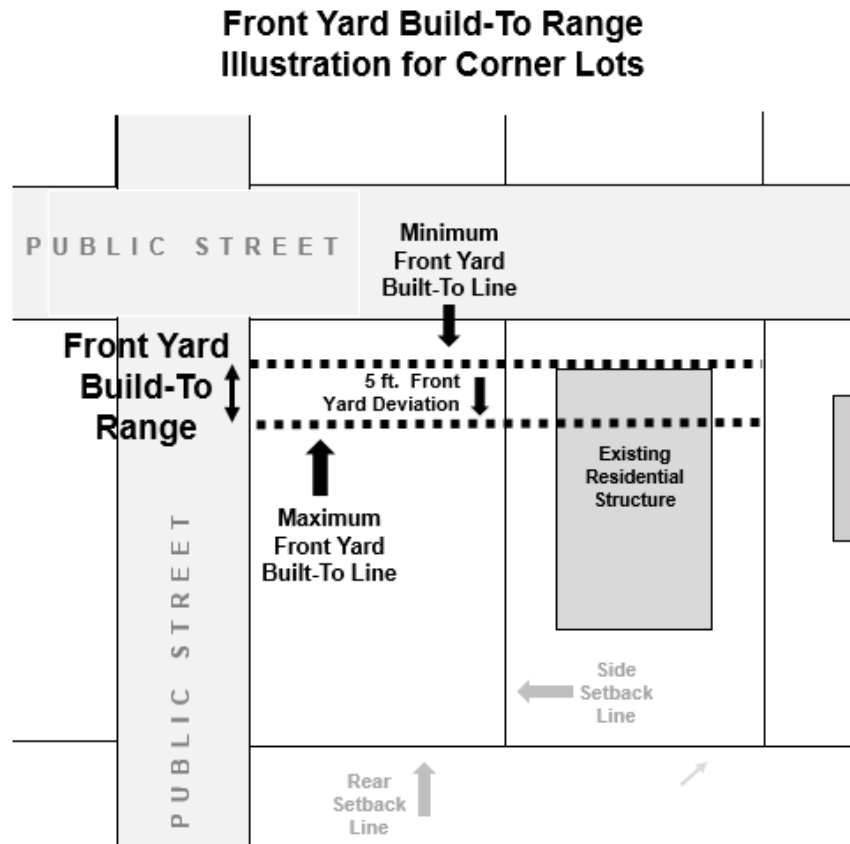
3. Building Placement Regulations

- a) The residential front façade shall be located no closer to the public right-of-way than the adjacent structure closest to the public right-of-way and shall be no farther from the public right-of-way than front façade of the adjacent structure that is farthest from the public right-of-way. For further information see illustration below.

Front Yard Build-To Range Illustration



- b) For corner lots the residential front façade shall be located no closer to the public right-of-way than the adjacent structure closest to the public right-of-way and shall be no farther from the public right-of-way than five (5) feet past the front façade of the same structure. For further information see the illustration below.



- c) Minimum side yard setbacks: Minimum side yard setbacks shall be five (5) feet.
- d) Minimum rear yard setback: Minimum rear yard setback shall be thirty (30) feet.
- e) Corner lot side yard setbacks: Side yard setbacks for a corner lot shall be the average side yard setback of the residential structures on the intersection's opposing corners. If there are not any other intersecting corners, the side yard shall be determined as in Subsection 3.b).
- f) Uncovered porches and step setback exceptions: Uncovered porches and steps may encroach past the front building façade the average encroachment distance of uncovered steps or uncovered porches on lots within 300 feet in either direction from the subject lot on the same side of the street.
- g) Shared accessory structures: Single story structures for the parking of motor vehicles may be placed across the interior (side) property line if all affected owners agree; otherwise all accessory structures shall meet the requirements of Section 212 Accessory Structures.

4. Lot Coverage:
The maximum lot coverage shall be 30%, which includes all primary and accessory structures.
 5. Building Height:
The peak of any roof shall not exceed 35 feet. The height of the principal building at the average grade of the front facade may not exceed two full stories and one attic, or half story, within a gable or hip roof.
- E. An existing structure that does not comply with the regulations of this section may be rebuilt within the same footprint if a building permit is issued for the replacement structure within two years of removal.

Ord. 09-04 Chapter added 4/09
Ord. 14-16 Updated 10/14
Ord. 20-18 Updated 01/21

310 - R-O DISTRICT -- RESIDENTIAL OFFICE

A. Purpose and Applicability

The Residential Office District is intended to foster adaptive reuse of structures within existing residential neighborhoods in a manner which clearly maintains the residential character of the neighborhood. The zoning district will allow specific uses that are similar to permitted home occupations, as well as professional offices, independent artist related uses, and limited retail, food, and personal services uses. The Residential Office District is to be utilized in areas that are undergoing land use transition and are located between non-residential uses and existing residential neighborhoods in areas that immediately abut either arterial thoroughfares or non-residential commercial or office land uses. The neighborhood's residential character and scale is to be maintained through design elements and land use requirements, such as parking in the rear yard, screening between business and residential use areas, shared parking and driveway and alley access, and the adaptive reuse and retrofit of existing residential structures.

B. Permitted Uses:

1. residential, single family detached
2. residential, duplex
3. mixed use as residential (single family detached or duplex) accompanied by one or more of the following non-residential uses as defined by the 2007 North American Industrial Classification System (NAICS):

a) 45 – Retail Trade, limited to:

Hobby, Toy, and Game Stores (451120)
Sewing, Needlework, and Piece Goods Stores (451130)
Book Stores (451211)
Gift Novelty and Souvenir Stores (453220)
Florists (453110)
Art Dealers (453920)

b) 52 – Finance and Insurance, limited to:

5239-Other Financial Investment Activities, limited to:

Portfolio Management (523920)
Investment Advice (523930)
Trust Fiduciary and Custody Activities (523991)
Miscellaneous Financial Investment Activities (523999)

524 Insurance Carriers and Related Activities

525 Funds, Trusts, and Other Financial Vehicles

- c) 53 – Real Estate and Rental and Leasing, limited to:
 - 531- Real Estate, except for:
 - Lessors of Mini-warehouses and self-storage units (53113)
- d) 54 – Professional, Scientific, and Technical Services, except for:
 - 541- Other Professional, Scientific, and Technical Services;
 - Testing Laboratories (541380)
 - Research and Development in Biotechnology (541711)
 - Research and Development in Physical, Engineering, and Life Sciences (except Biotechnology) (541712)
 - Research and Development in the Social Sciences and Humanities (541720)
 - Veterinary Services (54194)
- e) 56 – Administrative Support and Waste Management and Remediation Services, limited to:
 - Office Administrative Services (561110)
 - Other Business Service Centers (including Copy Shops) (561439)
 - Executive Search Services (561312)
 - Travel Agencies (561510)
 - Court Reporting and Stenotype Services (561410)
- f) 71 -- Arts, Entertainment and Recreation, limited to:
 - Independent Artists, Writers, and Performers (71150)
 - Graphic Design Services (541430)
- g) 72 – Accommodation and Food Services, limited to:
 - 721- Accommodation, limited to:
 - Traveler Accommodation (7211), limited to:
 - Bed and Breakfast Inns (721191)
 - 722 - Food Services and Drinking Places, limited to:
 - Snack and Nonalcoholic Beverage Bars (722213)
- h) 81- Other Services (except Public Administration), limited to:
 - 812 – Personal and Laundry Services, limited to:
 - Personal Care Services (8121), limited to:
 - Hair, Nail, and Skin Care Services (81211)
 - Barber Shops (812111)
 - Beauty Salons (812112)
 - Diet and Weight Reducing Centers (812191)
 - Other Personal Care Services (812199), limited to:
 - Day Spas (812199), except for 721110 Hotels
 - Hair weaving services (812199)

C. Use Standards

1. Lot Space (See chart at the end of this chapter).
2. Parking Space Requirements (See Section 213).
3. Parking Location, Access, and Lot Coverage.

- a) **Parking Design:** Residential structures will not be razed to meet the parking requirement for another structure. Shared parking, interconnected parking areas, and off street parking alternatives shall be pursued to maintain the residential character and pattern of the neighborhood.
- b) **Parking Lot Location:** Parking is to be placed in the rear of the structure and is not permitted in front of the structure. Front yards are to be maintained with grass or vegetative ground cover.
- c) **Parking Lot Coverage:** The parking area may not cover more than 40% of the parcel.
- d) **Parking Lot Access:** Parking areas are to be accessed from either the adjacent alley or the driveway from the street, whichever is the prevailing pattern.

4. Accessory Structures shall be the same as provided for the R-M district.

5. Landscaping shall be governed by Chapter 11A, Performance Based Landscape Regulations. Additionally, if a parcel abuts a residentially used or zoned parcel and the rear outdoor areas or porches are utilized in conjunction with a non-residential use, then one of two screening options are required for the side and rear property lines:
- 1. opaque screening six feet in height, or
 - 2. a single row of evergreen trees, eight feet on center, and at least five feet in height at the time of installation.

All screening along the side and rear property lines is required to begin parallel to the rear corners of the primary structure and extend to meet the screening along the rear property line.

6. A permit from the city is required for any use other than residential.

7. Non-residential use may occur only between the hours of 6:00 a.m. and 9:00 p.m.

Ord. 10-26 Updated 6/10

311 - O-S DISTRICT -- OPEN SPACE AND RESERVED

A. Purpose and Applicability

The purpose of the Open Space and Reserved District is to regulate the conduct of certain agricultural activities, preserve open spaces, and serve as an interim zoning classification for newly annexed properties.

B. Permitted Uses

<u>NAICS CODE</u>	<u>USE</u>
11	Agriculture, Forestry, Fishing and Hunting
	Other commercial activities related to and clearly subordinate to the above, but limited to:
312130	Vineyards and wineries and retail operations associated with same.
	Agriculturally-related educational facilities.
	Agriculturally-related festivities and structures to house such festivities.
721191	Bed and breakfast inns.
	Single family residential dwellings, including dwellings for permanent or temporary employees.
	Barns and animal shelters
	Uses as accessories to the above including:
	roadside sales stands and on-farm retail markets.
	other farm related structures.
	on-farm petting zoos.
	"pick your own" farm produce operations.

	Open spaces and public parks.
22	Public or private utilities necessary to service the residents of the area. Solar or wind operated electrical generating facilities.
713910	Golf courses, including golf driving ranges, provided clubhouses and maintenance buildings shall be located not less than three hundred (300) feet from any lot in a residential district.
81220	Cemeteries, including mausoleums, crematoriums and columbariums in conjunction therewith, provided that crematoriums shall be located not less than seven hundred (700) feet from any lot line, and that mausoleums and columbariums shall be located not less than three hundred (300) feet from any lot line.
5151	Radio and television broadcasting facilities

C. Lot Development Standards

1. Lot sizes – Each lot shall contain a minimum of fifty (50) acres with a minimum frontage of three hundred (300) feet. Each lot may contain up to five detached single family dwellings provided:
 - a. Each dwelling is separated by at least fifty (50) feet measured from the closest edge of structure to the closest edge of structure; and
 - b. Each dwelling is accessed by a common driveway or driveways separated by at least one hundred feet from centerline to centerline.
2. Setbacks –
 - a. Front yard setback: One hundred (100) feet.
 - b. Side yard setback: Fifty (50) feet.
 - c. Rear yard setback: Fifty (50) feet.
 - d. Corner lot side yard setback: One hundred (100) feet.
3. Lot coverage – the maximum lot coverage for a lot shall be 25% inclusive of all primary and accessory structures.
4. Maximum height – Thirty five (35) feet for residential structures and sixty (60) feet for all other structures provided that spires, belfries, cupolas, monuments, water towers, silos, chimneys, flues, flagpoles, antennas, and radio and television transmission towers are exempt from this height limitation.
5. Signage -- One freestanding sign containing a maximum of sixty four (64) square feet in area, no more than ten (10) feet tall, and be no closer than fifty (50) feet to a side yard boundary.

Ord. 10-15 Updated 1/11

312 - RESIDENTIAL SPACE REQUIREMENT CHART

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
R-M	RESIDENTIAL STRUCTURES Front yard - 30' Rear yard - 50' Side yard on each side of every lot - 15' ACCESSORY BUILDINGS One Story from any property line - 5' Two story or above 12' in height - meet required side and rear yard setback for the zoning district. OTHER PERMITTED STRUCTURES Front yard - 50' Rear yard - 50' Side yard on each side of every lot - 30'	Minimum lot area - 1 acre Minimum lot width – 100 ft.	1 unit/acre maximum density 30% maximum lot coverage* 30% maximum lot coverage*	Dwellings - 3 stories Accessory buildings - 2 stories Maximum 3 stories or 35 feet unless each side yard is increased over required minimum by 5' or fraction thereof of height over 3 stories
R-1A	RESIDENTIAL STRUCTURES Front yard - 35' Rear yard - 35' Side yard on each side of every lot: One and two story building - 10' Three story building - 15' ACCESSORY BUILDINGS Same as for R-M OTHER PERMITTED STRUCTURES Front yard - 50' Rear yard - 50' Side yard on each side of every lot - 25'	Minimum lot area – 14,520 sq. ft. Minimum lot width – 75 ft.	3 units per acre maximum density 30% maximum lot coverage* 30% maximum lot coverage*	Dwellings - 3 stories Accessory buildings - 2 stories Shall not exceed 3 stories or 35 ft. unless each side yard is increased over the required minimum by 5 ft. for every 5 ft. or fraction thereof of height over 3 stories

* Total area occupied by all buildings on a single lot.

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
R-1B	RESIDENTIAL STRUCTURES Front yard - 30' Rear yard - 30' Side yard on each side of every lot - 10' ACCESSORY BUILDINGS Same as for R-M OTHER PERMITTED STRUCTURES Front yard - 50' Rear yard - 50' Side yard on each side of every lot - 25'	Minimum Lot Area - 7,260 sq. ft. Minimum Lot Width – 50 ft.	6 units/acre maximum density 30% maximum lot coverage* 30% maximum lot coverage*	Dwellings - 3 stories Accessory Buildings - 2 stories Shall not exceed 3 stories or 35 ft. unless each side yard is increased over the required minimum by 5 ft. for every 5 ft. or fraction thereof of height over 3 stories
R-2	RESIDENTIAL STRUCTURES Front yard - 30' Rear yard - 30' Side yard on each side of every lot - 8' Width of both side yards - 20' ACCESSORY BUILDINGS Same as for R-M OTHER PERMITTED STRUCTURES Front yard - 40' Rear yard - 35' Side yard on each side of every lot - 25'	Minimum Lot Area - 7,500 sq. ft. Minimum Lot Area per Dwelling unit - 4,840 sq. ft. Minimum Lot Width - 50'	9 units/acre maximum density 30% maximum lot coverage* 30% maximum lot coverage*	Dwellings - 2 stories Accessory Buildings - 2 stories Shall not exceed 2 stories unless each side yard is increased over the required minimum by 5 ft. for every 5 ft. or fraction thereof of height over 3 stories.

* Total area occupied by all buildings on a single lot.

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
R-3	RESIDENTIAL STRUCTURES Front yard - 25' Rear yard - 30' Side yard on each side of every lot: One and two story buildings - 6' Three story buildings - 10' Width of both side yards together: One and two story buildings - 30% of lot width or 20' Three story buildings - 40% of lot width or 30' ACCESSORY BUILDINGS Same as for R-M OTHER PERMITTED STRUCTURES Front yard - 35' Rear yard - 35' Side yard on each side of every lot - 20'	Minimum lot area - 6,000 sq. ft. Minimum lot area per dwelling unit - 3,350 sq. ft. Minimum lot width - 50'	13 units/acre maximum density 40% maximum lot coverage* 40% maximum lot coverage *	Dwelling - 3 stories Accessory Buildings - 2 stories 3 stories or 35 ft. unless each side yard increased over required minimum by 5 ft. for every 5 ft. or fraction thereof of additional height over 3 stories.
R-4	RESIDENTIAL STRUCTURES Yards - same as for R-M ACCESSORY BUILDINGS same as for R-M OTHER PERMITTED STRUCTURES Same as for R-3	Minimum lot area - 6,000 sq. ft. Minimum lot area per dwelling unit – 2,178 sq. ft. Minimum lot width – 50 ft.	20 units/acre maximum density 60% maximum lot coverage* 60% maximum lot coverage*	3 stories or 35 ft. unless waived by Board of Zoning Appeals 3 stories or 35 ft. unless waived by Board of Zoning Appeals
R-5	RESIDENTIAL STRUCTURES Yards – same as for R-M ACCESSORY BUILDINGS same as for R-M OTHER PERMITTED STRUCTURES Same as for R-3	Minimum lot area – 6,000 sq. ft. Minimum lot area per dwelling unit – 1,244 sq. ft. Minimum lot width – 50 ft.	35 units/acre maximum density 60% maximum lot coverage* 60% maximum lot coverage*	4 stories or 45 ft. unless waived by Board of Zoning Appeals 4 stories or 45 ft. unless waived by Board of Zoning Appeals

* Total area occupied by all buildings on a single lot.

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
R-O	Same as the RE Zoning District Section 308 D 3	Same as the RE Zoning District Section 308 D 2	1 single family unit or 1 duplex having 2 units, either Commercial, residential, or mixed use or Bed and Breakfast Accommodations, minimum of four guest rooms and a maximum of six, per the definition founding Section 203 of Zoning Ordinance.	Same as Re Zoning Section 308 D 5
R-E	Refer to RE Zoning District, Section 309 D 3	RE Zoning District Section 309 D 1 Minimum Lot Size, 7,000 square feet Maximum Lot Size: 20,000 square feet Maximum Lot Coverage: 30% Minimum Lot Frontage: 50' Maximum Lot Frontage: 100'	1 single family unit or 1 duplex having 2 units	Max 35' or 2.5 stories per RE Zoning Section 309 D 5
O-S	ALL STRUCTURES Front yard - 100' Rear yard – 50' Side yard on each side of every lot - 50' Corner lot side yard – 100'	Minimum lot area – 50 acres Minimum lot frontage – 300'	5 single family detached units per 50 acre lot	Dwellings – 35' Accessory buildings – 60'

Ord. 10-26 Updated 6/10
Ord. 10-15 Updated 1/11
Ord. 17-7 Updated 1/18
Ord. 20-18 Updated 01/21

CHAPTER 4 BUSINESS DISTRICTS

SECTION

- 401 B-1A District (Limited Business/Institutional)
- 402 B-1B District (Neighborhood Shopping/Office Zone)
- 403 B-2 District (Central Business)
- 404 B-2E District (Central Business Expansion)
- 405 B-3 District (General Business)
- 406 Space Requirements for Business Zone Chart
- 407 Planned Business District
- 408 Planned Development Area Overlays

401 - B-1A DISTRICT - LIMITED BUSINESS/INSTITUTIONAL ZONE

This district will accommodate and protect the development and maintenance of certain relatively homogeneous use categories. These categories include medical and related uses, as well as offices and institutions, with some compatible light commercial establishments.

1. *Permitted Uses **
 - a. Single-family and two-family residences at R-2 space requirements
 - b. 44-45 – Retail Trade; limited to:
 - 453- Miscellaneous Store Retailers; limited to:
Florists (4531)
Office Supplies, Stationary, and Gift Stores (4532)
 - c. 52 – Finance and Insurance
 - d. 53 – Real Estate and Rental and Leasing; limited to:
 - 531- Real Estate; except for:
Lessors of Mini-warehouses and self-storage units (53113)
 - e. 54 – Professional, Scientific, and Technical Services; except for:
 - 541- Other Professional, Scientific, and Technical Services;
Veterinary Services (54194)
 - f. 62 – Health Care and Social Assistance; except for:
 - 621 - Ambulatory Health Care Services;
Outpatient Care Centers (6214)
Other Ambulatory Health Care Services (6219)
 - 622- Hospitals
 - 623 - Social Assistance
 - g. 72 – Accommodation and Food Services; limited to:
 - 722 - Food Services and Drinking Places; limited to:
Full – Service Restaurants (7221)
 - h. 81- Other Services (except Public Administration); limited to:
 - 812 – Personal and Laundry Services – limited to:
Personal Care Services (8121)
Drycleaning and Laundry Services; except for:
Linen and Uniform Supply (81233)
Other Personal Services; except for:
Pet Care (except Veterinary) Services
(81291)
Parking Lots and Garages (81293)
 - i. Parking lots for permitted uses
 - j. Signs - as specified in Chapter 2, Section 216
 - k. Temporary long-term sales as defined by Chapter 2, Section 219

* - Permitted use section terminology reference is the 2002 North American Industrial Classification System (NAICS)."

2. *Uses Permitted by Special Use Permit Only.* Same as R-M District.

3. *Space Requirements* (See chart at end of this Chapter)
4. *Off-Street Parking, Loading and Unloading.* Shall be provided in accordance with Chapter 2, Sections 213 and 214 of this Ordinance.
5. *Other Provisions and Requirements*
 - a. Screening of a masonry, evergreen vegetation or other type approved by the Planning Commission or Planning Division Staff may be required around property where it abuts a residential use, residential district, school, park, or public street.
 - b. All businesses or services shall be conducted wholly within a completely enclosed building, except for automobile parking.
 - c. No outdoor music facilities shall be allowed. (Ord. No. 97-95, 1-13-98)

402 - B-1B DISTRICT - NEIGHBORHOOD SHOPPING/OFFICE ZONE

The B-1B district is to accommodate light commercial and office uses. This district is characteristically located near residential districts and is primarily meant to cater to the everyday needs of a limited residential area.

1. *Permitted Uses**
 - a. Single-family and two-family residences at R-2 space requirements
 - b. 44-45 – Retail Trade; limited to:
 - 442 - Furniture and Home Furnishings Store
 - 443 - Electronics and Appliance Stores
 - 445 - Food and Beverage Stores
 - 446 - Health and Personal Care Stores
 - 447 - Gasoline Stations
 - 448 - Clothing and Clothing Accessories Store
 - 451 - Sporting Goods, Hobby, Book, and Music Stores
 - 453 - Miscellaneous Store Retailers; except for:
Manufactured (Mobile) Home Dealers (45393)
 - c. 52 – Finance and Insurance
 - d. 53 – Real Estate and Rental and Leasing; limited to:
 - 531 - Real Estate; except for,
Lessors of Mini-warehouses and self-storage units (53113)
 - 532 - Rental and Leasing Services; limited to:
Video Tape and Disc Rental (53223)
Other Consumer Goods Rental (53229)
 - e. 54 – Professional, Scientific, and Technical Services; except for:
 - 541- Other Professional, Scientific, and Technical Services;
Veterinary Services (54194)
 - f. 62 – Health Care and Social Assistance; limited to:
 - 621 - Ambulatory Health Care Services; except for:
Outpatient Care Centers (6214)
Other Ambulatory Health Care Services (6219)
 - 624 - Social Assistance; limited to:
Services for the Elderly and Persons with Disabilities (62412)
Child Day Care Services (6244)
 - g. 72 – Accommodation and Food Services; limited to:
 - 722 - Food Services and Drinking Places; limited to:
Full – Service Restaurants (7221)
 - h. 81- Other Services (except Public Administration); limited to:
 - 811 – Repair and Maintenance; limited to:
Electronic and Precision Equipment Repair and Maintenance (8112)

- Personal and Household Goods Repair and Maintenance; limited to:
Footwear and Leather Goods Repair (81143)
Other Personal and Household Goods
Repair and Maintenance (81149)
- 812 - Personal and Laundry Services; limited to:
Personal Care Services (8121)
Drycleaning and Laundry Services; except for:
Linen and Uniform Supply (81233)
Other Personal Services; except for:
Pet Care (except Veterinary) Services (81291)
Parking Lots and Garages (81293)
- 813- Religious, Grant Making, Civic, Professional, and Similar Organizations
 - i. Parking lots for permitted uses
 - j. Signs – as specified in Chapter 2, Section 216

* - Permitted use section terminology reference is the 2002 North American Industrial Classification System (NAICS).

2. *Uses Permitted by Special Use Permit Only.* Same as in R-M District, private golf, swimming or tennis clubs and automobile sales.
3. *Space Requirements* (See chart at end of this Chapter)
4. *Off-Street Parking, Loading and Unloading.* Shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance. (Ord. No. 97-95, 1-13-98)

Ord. 14-17 Updated 10/14

403 - B-2 DISTRICT - CENTRAL BUSINESS

The B-2 district is the designation assigned to the downtown business area and is intended for uses which benefit from a central location, and which provide goods and services used by the entire community and its surrounding area.

1. Permitted Uses
 - a. 441, 8111 - Automobile sales and service
 - b. 52 - Banks
 - c. 8212 - Barber shops
 - d. 8212 - Beauty shops
 - e. 6112 - 6117 - Private business or trade schools
 - f. 485 - Bus terminals and taxi stands
 - g. 8123 - Coin laundries
 - h. 8123 – Dry cleaning and laundry establishments
 - i. 621 - Licensed health care facilities
 - j. 72 – Hotels; except for 72112 (casino hotels) and 7212 (RV parks)
 - k. 5121 - Indoor theaters
 - l. 31, 32, 33 - Manufacture of articles where operation includes retail sales on premises, employs not more than five operators, and has no outside storage. Examples include, but are not limited to: bakeries, frame shops, candy shops and custom jewelry shops.
 - m. 447 - Motor fuel stations
 - n. 51 – Offices (Ord. No. 4-5-88, § I)
 - o. 237310 - Parking lots
 - p. 236220 - Parking garages
 - q. 71 - Places of amusement and entertainment
 - r. 323 - Printing and engraving establishments
 - s. 92 - Public buildings
 - t. 236220, 452910, 45113, 481219, 488119, 523910, 561599, 711211, 71394, 71399, 72131, 81341 - Public or private clubs

- u. Residential purposes as specified below:
 - 1. 236115 - Single and two-family residences with R-2 densities (construction or expansion must be approved by Building Inspector).
 - 2. 236116 - Multifamily residences.
 - v. 44, 45 - Retail businesses
 - w. N/A - Signs - as specified in Chapter 2, Section 216
 - x. 42 - Wholesale businesses
 - y. 45439 - Temporary long-term sale as defined in Chapter 2, Section 219
2. Space Requirements (See chart at end of this Chapter)
3. Off-Street Parking, Loading and Unloading
- a. Off-street parking - none required
 - b. Off-street loading and unloading. Buildings hereafter constructed, extended or converted to commercial use which have access to a public alley shall provide off-street facilities as required in Section 214 for the loading and unloading of merchandise and goods either within the building or adjacent to a public alley in such a manner so as not to obstruct freedom of traffic movement on the public alley. (Ord. No. 90-34, § I, 1-8-91; Ord. No. 97-95, 1-13-98)

Ord. 11-17- Updated 9/11
Ord. 14-17 Updated 10/14

404 B-2E DISTRICT – CENTRAL BUSINESS EXPANSION

The purpose of the B-2E, Central Business Expansion District is to preserve the character and densities of this historically compact and linear area of the City. Located adjacent to and representing an extension of the traditional Central Business District, and thus its development standards, the West State Street corridor has a unique-to-the-area character. This character should be preserved in a manner that allows the existing development pattern to help establish the future design and density of the area.

- 1. Permitted Uses
 - a. Single-Family Residential and Duplexes
 - b. Multi-family Residential
 - c. Artisan/Technical Production Facilities under 10,000 square feet, limited to:
 - 311 – Food Manufacturing, excluding:
 - 3116 – Animal Slaughtering and Processing
 - 3117 – Seafood Product Preparation and Packaging
 - 312 – Beverage and Tobacco Product Manufacturing, excluding:
 - 3122 – Tobacco Manufacturing
 - 315 – Apparel Manufacturing
 - 316 – Leather and Allied Product Manufacturing, excluding:
 - 3161 – Leather and Hide Tanning and Finishing
 - 323 – Printing and Related Support Activities
 - 3322 – Cutlery and Handtool Manufacturing
 - 3341 – Computer and Peripheral Equipment Manufacturing
 - 3342 – Communications Equipment Manufacturing
 - 3343 – Audio and Video Equipment Manufacturing
 - 3371 – Household and Institutional Furniture and Kitchen Cabinet Manufacturing
 - 3372 – Office Furniture (including Fixtures) Manufacturing
 - 3391 – Medical Equipment and Supplies Manufacturing
 - 3399 – Other Miscellaneous Manufacturing
 - d. 23 – Construction, limited to administrative offices, but not allowing for equipment or material storage exterior to the office building.
 - e. 44 – Retail Trade except for 447 – Gasoline Stations
 - f. 451 – Sporting Goods, Hobby, Book, and Music Stores
 - g. 452 – General Merchandise Stores, except for Warehouse Clubs and Supercenters
 - h. 453 – Miscellaneous Store Retailers except for 45393 Manufactured Home Dealers

- i. 454 – Nonstore Retailer, except for Direct selling Establishments
- j. 48-49 – Transportation and Warehousing, limited to
 - 4853 – Taxi and Limousine Service
- k. 51 – Information, except for 512132 – Drive-in Motion Picture Theaters
- l. 52 – Finance and Insurance
- m. 53 – Real Estate and Rental Leasing, Limited to:
 - 531 – Real Estate, not to include 53113 Lessors of Miniwarehouses and self-storage units
 - 532 – Rental and Leasing, limited to:
 - 5321 – Automobile Equipment Rental & Leasing
 - 5322 – Consumer Goods Rental
 - 5323 – General Rental Centers, but not allowing for equipment or material storage exterior to the building
 - 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing, limited to:
 - 53242 – Office Machinery and Equipment Rental and Leasing
 - 533 – Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)
- n. 54 – Professional, Scientific, and Technical Services
- o. 55 – Management of Companies and Enterprises
- p. 561 – Administrative and Support Services, except for:
 - 5612 – Facilities Support Services
 - 56142 – Telephone Call Centers, with more than 50 employees
- q. 61 – Educational Services
- r. 62 – Health Care and Social Service Assistance, limited to:
 - 6211 – Offices of Physicians
 - 6212 – Offices of Dentists
 - 6213 – Offices of Other Health Practitioners
 - 6215 – Medical and Diagnostic Lab
 - 6216 – Home Health Care Services
 - 6219 – Ambulatory Health Care Services
 - 6241 – Individual and Family Services, limited to:
 - 62411 – Child and Youth Services
 - 62412 – Services for the Elderly and Persons with Disabilities
 - 6243 – Vocational Rehabilitation Services
 - 6244 – Child Day Care Services
- s. 71 – Arts, Entertainment, and Recreation, including:
 - 711 – Performing Arts, Spectator Sports, and Related Industries, except for:
 - 7112 – Spectator Sports
 - 71131 – Promoters of Performing Arts, Sports, and Similar Events with Facilities
 - 712 – Museums, Historical Sites, and Similar Institutions, except for outdoor animal exhibits
 - 713212 – Amusement Arcades
 - 7139 – Other Amusements, limited to:
 - 71394 – Fitness and Recreational Sports Centers
 - 71395 – Bowling Centers
 - 71399 – All Other Amusement and Recreation Industries, limited to indoor facilities, except for shooting galleries, shooting ranges, and nudist camps
- t. 72 – Accommodation and Food Services, except for 7212 – RV (Recreational Vehicle) Parks and Recreational camps, and 7213 – Rooming and Boarding Houses
- u. 81 – Other Services (except Public Administration), limited to:
 - 811 – Repair and Maintenance, except for 8113 – Commercial and Industrial Machinery and Equipment (except for Automotive and Electronic)
 - 812 – Personal and Laundry Services, limited to:
 - 8121 – Personal Care Services
 - 8122 – Death Care Services, except for 81222 – Cemeteries & Crematories
 - 8123 – Dry-cleaning and Laundry Services
 - 8129 – Other Personal Services

- 813 – Religious, Grant making, Civic, Professional, and Similar Organizations
- v. 92 – Public Administration, except for:
 - 92214 – Correctional Institutions
 - 92215 – Parole Offices and Probation Offices
 - 92811 – National Security
- w. Other uses not otherwise listed above but determined to be consistent with the permitted NAICS categories of uses.

2. Uses Allowed Under Special Use Permit

- a. Artisan/Technical Production facilities over 10,000 square feet
- b. 7112 – Spectator Sports
- c. 71131 – Promoters of Performing Arts, Sports, and Similar Events with Facilities

3. Exterior Building Façade (See B-2E Overlay information at end of the Chapter)

4. Space Requirements (See chart at end of the Chapter)

5. Off-Street Parking, Loading and Unloading

- a. Off-street parking shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance.
- b. Off-street loading and unloading. Buildings hereafter constructed, extended or converted to commercial use which have access to a public alley shall provide off-street facilities as required in Section 214 for the loading and unloading of merchandise and goods either within the building or adjacent to a public alley in such a manner so as not to obstruct freedom of traffic movement on the public alley.

Permitted use section terminology reference is the 2017 North American Industrial Classification System (NAICS).

Ord. 17-6 - Updated 01/18
Ord. 19-9 – Updated 10/19

405 - B-3 DISTRICT - GENERAL BUSINESS ZONE

This district will accommodate a variety of commercial uses and is especially designed for uses which do not require a central location, and which are not suitable for the B-1A and B-1B districts. This zone requires more open space than does the Central Business District (B-2) and is the zone appropriate for arterial and shopping center development.

1. Permitted Uses

- a. 54194 - Animal clinics or animal hospitals with no outside kennels
- b. 481, 8111 - Auto sales and repair
- c. 3118 - Bakeries
- d. 52 – Banks
- e. 8121 - Barber shops
- f. 8121 - Beauty shops
- g. 3125 - Bottling works
- h. 485 - Bus terminals
- i. 54, 55, 561 - Businesses and professional offices
- j. 3222 - Cardboard box manufacturing
- k. 811192 - Car washes
- l. 813110, 236220 - Churches
- m. 6215 - Clinical laboratories
- n. 44512 - Convenience stores
- o. 624- Day care centers
- p. 512132 - Drive-in theaters

- q. 8123 - Dry cleaning and laundry establishments
 - r. 4247 - Flammable liquid storage above ground not exceeding one-thousand (1,000) gallons
 - s. 8122 - Funeral homes
 - t. 72 - Hotels and motels
 - u. 5121 - Indoor theaters
 - v. 8111 - Machines shops; where related to auto, auto parts, or electrical repair businesses.
 - w. 31, 32, 33, 42, 44, 45 - Manufacture of articles to be sold at retail on premises, provided such manufacturing is incidental to the retail business and employs not more than five operators
 - x. 4444 – Milk distribution stations
 - y. 447 - Motor fuel stations
 - z. 62, Offices for certified, registered or licensed health care professionals
623110 – Nursing Home, limited to 88 beds per acre
 - aa. 327, 333 - Optical goods manufacture
 - bb. 237310 - Parking lots
 - cc. 236220 - Parking garages
 - dd. 71 - Places of amusement and entertainment
 - ee. 323 - Printing and engraving establishments
 - ff. 92 - Public buildings
 - gg. 236220, 452910, 45113, 481219, 488119, 523910, 561599, 711211, 71394, 71399, 72131, 81341 - Public or private clubs
 - hh. Residential purposes as specified below:
 - 1. 236115 - Single and two-family residences
 - 2. 236116 - Multifamily residences
 - ii. 44-45 - Retail businesses
 - jj. N/A - Signs - see Chapter 2, Section 216
 - kk. 4853 - Taxi stands
 - ll. 454390 - Temporary long term sales as defined in Chapter 2, Section 219
 - mm. 4884 - Truck terminals
 - nn. 45113 - Upholstery shops
 - oo. 44112 - Used car lots
 - pp. 42 - Wholesale businesses, not to include warehouses that are separate from the offices of that business
 - qq. 4884 - Wrecker service - The storage lot for wrecked vehicles is limited to 5,000 square feet and must be enclosed with fencing
 - rr. Other uses of the same general character which are compatible with the district such as those listed above deemed appropriate by the Planning Commission by Special Use Permit.
2. Uses Allowed Under Special Use Permit
- a. 811211 - Electronic assembly operations
 - b. 622, except 622210 – Hospitals
 - c. 7139 - Private golf, swimming and tennis clubs
 - d. 61 – Schools
 - e. 531130 - Warehouses
 - f. 71399 - Adult Entertainment Establishments
 - g. 6233 – Assisted Living Facilities, limited to the R-3 density
 - h. 81291 - Animal Day Care Facilities under the following conditions:
 - 1. A Site Plan for Construction or a Site Plan for Change of Use must be reviewed by Community Development staff and approved by the Bristol Tennessee Regional Planning Commission.
 - 2. A ten-foot landscape buffer must be maintained around the perimeter of the site when adjacent to commercial uses and 25 feet when adjacent to residential zones or uses.
 - 3. Outdoor exercise/recreation shall not be visible from the street.

4. The setback for all accessory structures associated with Animal Day Care Facilities shall be a minimum of ten feet in addition to the setback required by the zone of adjacent parcels. In no instance shall the setback be less than 25 feet.
 5. The granting of a special use permit for an Animal Day Care Facility shall not exempt the permit holder from compliance with all applicable provisions of Chapter 10 of the Code of Ordinances.
 - i. 71 - Recreational Developments
 3. Space Requirements (See chart at end of this Chapter)
 4. Off-Street Parking, Loading and Unloading. Shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance. (Ord. No. 92-17, 7-7-92; Ord. No. 93-44, § IV, 1-4-94; Ord. No. 97-95, 1-13-98)

Ord. 11-17- Updated-9/11

406 - SPACE REQUIREMENTS FOR BUSINESS ZONES

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
B-1A	<p><i>COMMERCIAL STRUCTURES ¹</i> Minimum front yard - 20' Minimum rear yard – 20' Minimum side yard – 10'</p> <p><i>RESIDENTIAL STRUCTURES ²</i> Minimum front yard - 25' Minimum rear yard 25' Minimum side yard – 10'</p>	<p>Minimum lot area – 7,500 sq. ft. ² Minimum lot area per dwelling unit if more than one - 5,000 sq. ft. ² Minimum lot width – 50 ft.</p>	<p>Total area occupied by all buildings on a lot shall not exceed 30% of total lot area.</p>	<p>No building shall exceed 2 stories in height unless each side yard is increased over the minimum by 5 ft. for every 5 ft., or fraction thereof, additional height over 2 stories.</p>
B-1B	<p><i>COMMERCIAL STRUCTURES ²</i> Minimum front yard - 25' Minimum rear yard – 20' Minimum side yard – 10'*</p> <p><i>RESIDENTIAL STRUCTURES ²</i> Minimum front yard - 30' Minimum rear yard – 30' Minimum side yard on either side - 8' Minimum combined width, both side yards - 20'</p>	<p>Minimum lot area per dwelling unit: Single family – 7,500 sq. ft. ² Two-family - 5,000 sq. ft. ² Minimum lot width - 50'</p>		<p>All buildings shall comply with the height requirements of the most restrictive adjoining residential district.</p>
B-2	<p>No setbacks required, except to provide for Off-Street Loading and Unloading Requirements found in Section 214.</p>	N/A	N/A	<p>No building hereafter constructed shall exceed six (6) stories or 65 ft. in height.</p>
B-2E	<p><i>COMMERCIAL STRUCTURES ²</i> No setbacks required, except to provide for Off-Street Loading and Unloading Requirements found in Section 214.</p> <p><i>RESIDENTIAL STRUCTURES ²</i> No setbacks required, except to provide for Off-Street Loading and Unloading Requirements found in Section 214.</p>	<p>N/A</p> <p>N/A</p>	<p>N/A</p> <p>30 units/acre maximum density</p>	<p>No building hereafter constructed shall exceed six (6) stories or 70 ft. in height.</p> <p>No building hereafter constructed shall exceed six (6) stories or 70 ft. in height.</p>

B-3	<p>COMMERCIAL STRUCTURES Minimum front yard - 15' Minimum rear yard – 20' Minimum side yard when adjoining residential lot or district – 10'</p> <p>RESIDENTIAL STRUCTURES Minimum front yard – 25' Minimum rear yard – 20' Minimum side yard – 5' Minimum side yard setback for lots along any zone boundary line – Any abutting side yard or rear yard on a lot adjoining such boundary line in the less restricted zone shall have a minimum width and depth equal to the required minimum width and depth for such yards in the more restricted zone.</p> <p>Minimum side setback for structures 30' or greater in height – 3:1 height to side yard ratio.</p>	<p>N/A</p> <p>Minimum lot area for single Family and Two Family Residences - 5,000 sq. ft.</p> <p>Minimum lot area for multifamily development - 6,000 sq. ft.</p> <p>Minimum lot area per dwelling unit for multifamily development- 2,904 sq. ft.</p> <p>Minimum lot width for multifamily development- 50'</p>	<p>N/A</p> <p>Maximum density for multifamily development is 35 units/acre</p> <p>45% maximum lot coverage for single family and two family residences.</p> <p>40% maximum lot coverage for multifamily development</p>	<p>85' maximum, but may be less due to fire flow characteristics or the ability of fire suppression equipment to adequately serve the structure</p>
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Ord. 14-17 - Updated 10/14
Ord. 17-6 - Updated 01/18
Ord. 21-1 – Updated 03/21

407 - PLANNED BUSINESS DISTRICT

The regulations established in this section are intended to provide optional methods of land development that encourage imaginative solutions to environmental design problems. The goal is a development plan in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through overall design. The Planned Business District permits the placement of buildings on land without adherence to the conventional lot-by-lot approach common to traditional zoning based on an approved development plan. By planning the total parcel rather than the single lot, flexibility is provided in the building site by the grouping of units to create more useable open space for the preservation of significant natural features.

A. General Provisions

The Planning Commission shall have the authority to grant the Site Plan approval in this Planned Business District with the recommendations of the Department of Community Development. Additionally the Planning Commission shall have the authority to require design changes when it is determined that the changes are necessary to reduce the impact to adjacent residential areas, to increase traffic safety, and to improve the functionality of design. Design changes may require the addition of inter-connections between adjacent access ways or parking areas and the attachment of common access easement agreements.

1. The Planning Commission may attach such conditions on the Site Plan approval as are necessary to insure the continuous conformance to all applicable standards.
2. The Planning Commission may require additional buffering, modifications in the location of parking areas, lighting plans, entrances or access points, or cross-access designs when determined necessary to protect existing residential areas, improve traffic circulation and/or safety.

B. Development Review Procedures

1. *Site Plan Submittal Requirements*

All site plans submitted for developments within a Planned Business District shall conform to the requirements of Chapter 10, Site Plan and Erosion Control Requirements.

The Planning Commission may review a preliminary concept plan for proposals requesting review of a development concept prior to the submission of a site plan compliant with Chapter 10 as provided above.

2. Plan Review Procedures

- a. All proposed development plans within the Planned Business District shall be submitted to city for review and shall be presented to the Planning Commission for approval. If the development plan is disapproved, the reasons for disapproval shall be stated to the applicant. The decision of the Planning Commission shall be final.
- b. *Development in Stages.* A Planned Business District applicant may elect to develop the site in successive stages. The stages and expected development periods shall be shown on the comprehensive development plan.
- c. *Changes in the Plan.* Any changes to the approved comprehensive development plan shall be resubmitted to and approved by the Planning Commission.

C. Uses Permitted

Any use otherwise permitted within any of the B-1A, B-1B, B-2, and B-3 Business Districts. The Planning Commission may, upon review, permit uses not currently listed in the B-1A, B-1B, B-2, and B-3 Business Districts but considered similar in character with uses permitted in the Business District, including *Uses Allowed Under Special Use Permit*.

D. District Regulations

1. *Minimum Lot Area*

- a. There is no minimum lot area required provided the provisions of the Planned Business District are complied with.

2. *Minimum Setback Requirements*

- a. The setback requirements of the Planned Business District shall be the same as the B-3 District except as provided herein.
 1. A required twenty-five foot (25') peripheral boundary shall be required on any property line adjacent to any residentially zoned or residentially utilized property. This peripheral boundary shall be restricted in use for required buffers or landscape areas. The peripheral boundary may contain walkways and driveways for ingress and egress directly to the premises, and for rights of way for utilities and drainage channels, and shall be developed and maintained as landscape area or buffer area as required by these regulations.
 2. In order to allow flexibility in design, internal to the planned development, there shall be no requirement for a front, rear, or side yard. However, all exterior boundaries to the development shall comply with the B-3 setbacks set forth in Chart 405 – *Space Requirements for Business Zones*. The Planning Commission may require the comprehensive development plan to show additional front, rear and side yards in order to protect the public health, welfare, and safety.
 3. Principle and accessory buildings shall not encroach into any required landscaping and buffer area required on any exterior boundary.

3. *Compliance with Subdivision Regulations*. All planned development where buildings or lots may be offered for immediate or future sale, shall meet the requirements of the Subdivision Regulations.

4. *Height Regulations*. Building height regulations shall be the same as provided in the B-3 District regulations.

5. *Off-Street Parking and Loading Requirements*. Off-street parking and loading requirements shall comply with Section 213 – Off Street Automobile Parking.

6. *Comprehensive Development Plan*. A comprehensive development plan in the Planned Business District shall be approved by the Planning Commission prior to the issuance of a building permit. The comprehensive development plan shall comply with the requirements of Chapter 10 and shall include:

- a. A landscaping plan compliant with Chapter 11 of these regulations, including site grading, landscaping design, types of plantings, and height. Landscaping shall meet the provisions of Section 1109, Commercial Standards. The landscaping plan shall also provide for buffering as set forth in Section 1112, provided, however, the Planning Commission may require additional plantings and/or fencing determined to be necessary to fulfill specific buffering needs specific to the property being developed.

The Planning Commission shall have the authority to approve design changes to allow shared or common landscaping or buffering between adjacent uses, and to

deem the buffering requirements satisfied when the topography of the subject or adjoining property provides the natural buffering or otherwise makes landscaping and buffering requirements nonfunctional.

- b. Proposed construction sequence for buildings, landscaping and other uses.
 - c. Proposed building elevations, materials and dimensions.
 - d. *Lighting Requirements.* All exterior lighting shall conform to Section 50-30, Outdoor Lighting, of the Code of Ordinances.
7. *Floodplain/Floodway.* All developments within the Planned Business District shall conform to the requirements of Chapter 7, Flood Plain Districts.

CHAPTER 5 INDUSTRIAL DISTRICTS

501 M-1 District - Light Industrial/Business
502 M-2 District - General Industrial
503 M-3 District - Heavy Industrial
504 Space Requirements for Industrial Zones

501 - M-1 DISTRICT - LIGHT INDUSTRIAL/BUSINESS ZONE

This district provides a place for specified industrial uses which do not emit excessive amounts of fumes, noise, heat, glare, odors, or dust. The M-1 district is also meant to accommodate areas characterized by a mixture of light industrial and mixed business uses.

1. Permitted Uses:
 - a. Any use permitted without a Special Use Permit in a B-3 zone, with the exception of:
 1. Funeral Homes
 2. (Repealed) (Ord. of 6-20-89, § I)
 3. Residential uses - No new residential structures may be built in the M-1 district, and expansion of existing single and two-family structures must be approved by the Building Inspector, and expansion of multifamily structures must be by Special Use Permit.
 - b. 54194 - Animal clinics or animal hospitals
 - c. 811 - Auto body shops and paint shops
 - d. 336 - Auto parts manufacture
 - e. 444 - Building materials yards
 - f. 3371 - Cabinetmaking shops
 - g. 3371 - Carpenter shops
 - h. 4543 - Coal yards
 - i. 23 - Contractor shops and yards
 - j. Enclosed facilities for manufacturing, compounding, assembling, processing (not to include incinerating), packaging, and/or altering of the following materials: canvas, cellophane, cellulose, cloth, cork, electronic components, felt, fiber, fur, glass, horn, leather, linoleum, paper, plastics, precious and semiprecious metals, precious and semiprecious stones, rubber, shell, textiles, tobacco, wax, wire, wood products (excluding saw mills and furniture factories), and yarn.
 - k. 424 - Flammable liquid storage above ground
 - l. 3114 - Fruit or vegetable canning or packaging
 - m. 3121 - Ice plants
 - n. 8112 - Machine repair shops
 - o. 3327 - Machine shops
 - p. 3333 - Office machine manufacture
 - q. 3254 - Pharmaceutical products manufacture
 - r. 92 - Public buildings
 - s. 221 - Public or private utilities
 - t. N/A - Signs - See Chapter 2, Section 216
 - u. 444 - Stone cutting or polishing
 - v. 4931 - Warehouses
 - w. 488490 - Wrecker service - The storage lot for wrecked vehicles is limited to 6,500 square feet and must be enclosed with fencing
2. Uses Allowed Under Special Use Permit
 - a. 622 - Hospitals
 - b. 7139 - Private golf, swimming and tennis clubs
 - c. 61 - Schools
 - d. 624 - Day care centers

- e. 236116 - Expansion of existing multifamily dwellings
- 3. Space Requirements - See chart at end of this chapter
- 4. Off-Street Loading and Unloading - See Section 214
- 5. Off-Street Parking - See Section 213

Ord. 11-17 – Updated 9-11

502 - M-2 DISTRICT - GENERAL INDUSTRIAL ZONE

This district is to provide a place for uses which create a moderate environmental impact and uses that should be separated from other land uses in the city.

1. Permitted Uses:
 - a. 31, 32, 33 - All manufacturing, repair and cleaning
 - b. 3111 - Animal by-products manufacturing
 - c. 54194 - Animal hospitals with outside kennels
 - d. 3324 - Boiler and tank works
 - e. 3121 - Bottling works
 - f. 327 - Brick, block, tile, pottery, or terra-cotta manufacture
 - g. 444 - Building materials yards
 - h. 327 - Central mixing plant for cement, mortar, plaster, or paving materials
 - i. 325 - Chemical manufacture or processing
 - j. 3222, 3133 - Cloth or paper bag manufacture
 - k. 4543 - Coal yards
 - l. 23 - Contractors shops and yards
 - m. 2123 - Crushed stone manufacturing facilities
 - n. 3115 – 2123 - Dairy products and manufacture
 - o. 325 - Dye manufacture
 - p. 335 - Electrical appliance or fixture manufacture
 - q. 424 - Flammable liquids storage as approved by the Fire Marshal
 - r. 3315 - Foundries
 - s. 337 - Furniture manufacture
 - t. 333 - Machinery manufacture
 - u. 33 - Metal, plastic or fiberglass structural fabrication plants
 - v. 4471 - Motor fuel stations
 - w. 4247 - Petroleum products distributorships
 - x. 3254 - Pharmaceutical products manufacture
 - y. 3219 - Planing mills
 - z. 92 - Public buildings
 - aa. 221 - Public or private utilities
 - bb. N/A - Signs - See Chapter 2, Section 216
 - cc. 112, 3116 - Stockyards or slaughterhouses for animals or fowls
 - dd. 3252 - Synthetic fiber manufacture
 - ee. 4884 - Truck terminals
 - ff. 4931 - Warehouses
 - gg. 488490 - Wrecker service - The storage lot for wrecked vehicles is limited to 7,500 square feet and must be enclosed with fencing
2. Uses Allowed Under Special Use Permit:
 - a. 622 - Hospitals
 - b. 7139 - Private golf, swimming and tennis clubs
 - c. 61 - Schools
 - d. 624 - Day care centers
 - e. 236116 - Expansion of multifamily residential structures (see #6 of this Section)

- f. 622210 - Methadone treatment facilities and substance abuse treatment facilities, provided that the facility: (1) has received an appropriate license and certificate of need from the State of Tennessee; (2) is located on and has access to an arterial street as designated on the city's Major Road Plan Map adopted by the Planning Commission; and (3) is not located within one thousand (1000) feet of a school (public or private) or day care center, as measured on a straight line from the nearest property line of the parcel on which the facility is situated to the nearest property line of the parcel on which the school or day care center is situated
- 3. Space Requirements - See chart at end of this chapter
 - 4. Off-Street Loading and Unloading - See Section 214
 - 5. Off-Street Parking - See Section 213
 - 6. Residential Uses - No new residential structures may be built in this district, and expansion of existing single and two-family units must be approved by the Building Inspector. Expansion of multifamily structures may be by Special Use Permit only.

Ord. 11-17 – Updated 9-11

Ord. 12-7 – Updated 7-12

503 - M-3 DISTRICT - HEAVY INDUSTRIAL ZONE

This district is established to permit uses which may produce high social or environmental impacts or which have an impact that is regional in nature. These uses include activities that may create high environmental consequences such as, but not limited to: produce excessive noise or vibration; produce negative effects on air or water quality; produce waste disposal problems; or produce excessive industrial traffic. In addition, this district will provide for the regulation of uses which have traditionally been considered public in nature but which may be provided by non-public providers, such as sanitary landfills, regional recycling centers, correctional facilities, and impound facilities. In addition, special control measures may be required to assure compatibility with other surrounding uses to ensure that any negative impacts do not extend beyond this land use district.

- 1. Permitted Uses: All permitted uses shall be by Special Use Permit.
 - a. 4239 - Automobile and metal salvage
 - b. 22132 - Sanitary sewerage processing plants or sewerage waste disposal sites
 - c. 562212 - Sanitary or demolition landfills
 - d. 42393 - Recycling facilities
 - e. 424690, 325920 - Explosives manufacturing or distribution centers
 - f. 92214 - Correctional facilities
 - g. 32411 - Petroleum products production
 - h. 488490 - Impound storage facilities
 - i. 3116 - Meat and poultry processing plants
 - j. Such other uses determined to be potentially hazardous to the environment or of regional impact
- 2. All uses shall meet the following criteria:
 - a. Be located on a major arterial or collector street
 - b. Contain a minimum site of 50 acres
 - c. Provide a site plan meeting the criteria of Chapter 10 and all landscaping and buffering requirements contained in Chapter 11 of this Ordinance.
 - d. Provide all required State and Federal permits along with applicable supporting materials.
- 3. In addition, the Planning Commission shall have the authority to require the submission of additional materials such as, but not limited to:
 - a. Environmental impact statement

- b. Traffic generation report and elevation
- c. Traffic control plan
- d. Waste management plan
- e. Disaster or accident response plan

The Planning Commission shall have the authority to require greater setbacks, buffering, screening, and parking standards than set forth in this Ordinance in order to protect the public and to ensure use compatibility for the intended use.

Ord. 11-17- Updated 9/11

504 - SPACE REQUIREMENTS FOR INDUSTRIAL ZONES

ZONE	SETBACKS FOR MANUFACTURING USES	SETBACKS FOR COMMERCIAL USES	HEIGHT
M-1	Minimum Front Yard - 10' Minimum Rear Yard - 25' Minimum Width of Each Side Yard - 10'	Minimum Front Yard - 15'* Minimum Rear Yard - 20' Minimum Side Yard - 10' on the side of any adjoining a residential district *Exception: where the front yards of existing structures are less than 15 ft. the front yard of a proposed structure may be less than the average front yards of such existing structures within 200 ft. of the proposed structure within the same zone and block.	<u>Commercial Uses</u> No building shall exceed three stories or 35 ft. in height without approval of the Board of Zoning Appeals. <u>Manufacturing Uses</u> No building shall exceed six stories or 65 ft.
M-2	Buildings and other structures shall not be located closer to any property line than 30 ft.	N/A	No building shall exceed six stories or 65 ft.
M-3*	Buildings and other structures shall not be located closer to any property line than 30 ft.	N/A	No building shall exceed six stories or 65 ft.

* All space requirements stated above for this zone are minimum. More stringent requirements may be imposed by the Planning Commission as prerequisites for acquisition of Special Use Permit.

Ord. 10-14 Updated 11/1

CHAPTER 6 MOBILE HOME DISTRICTS

SECTIONS

601 MH District (Mobile Home Park)

602 Mobile Home Space Requirement Chart

601 - MH DISTRICT - MOBILE HOME PARK*

This district provides for the orderly development of mobile home parks within the city limits of Bristol, Tennessee. The use of any parcel of land within the City as the location of a residential mobile home is prohibited unless it is within an MH district, except in cases in which such a use, and the specific structure being thus used, predate the time of enactment of *the Bristol Tennessee Mobile Home Ordinance* (January 5, 1968)*

* The Mobile Home Park Ordinance was originally passed in December of 1967 as a revision of Chapter 24 of the old codification of the Municipal Code. In a later codification it became Title 8, Chapter 4, before presently being revised and included under Title II (Zoning).

1. *Permitted Uses:*

- a. Mobile homes and modular homes
- b. Accessory buildings or dwelling units
- c. Recreation, service, or utility buildings used in common by residents of a mobile home park.
- d. Public utilities, or private utilities franchised by residents of a mobile home park.
- e. Parks and open space.

2. *Space Requirements* - See Chart at end of this Chapter.

3. *Other Site Development Requirements* - The Mobile Home Park Plan shall show or propose all requirements listed in this Ordinance and, in addition, all said requirements shall be complied with before a Certificate of Occupancy can be issued.

- a. *Minimum Number of Mobile Home Spaces and Size of Park* - A recommended area for mobile home parks shall be at least three (3) acres, but the number of spaces and acreage shall be determined upon each application. A minimum of five (5) spaces is required for a mobile home park.
- b. *Area and Marking of Mobile Home Spaces* - All mobile home spaces shall be marked with iron pins at each corner, and shall consist of a minimum of four thousand (4,000) square feet.
- c. *Drainage* - The park shall be located on a well-drained and properly graded site. Necessary site drainage improvements must be used, as approved by the City Engineer of Bristol.
- d. *Interior Drives and Walkways* - All mobile home spaces shall abut upon an interior drive of no less than twenty (20) feet in pavement width, which shall have unobstructed access to a public street or highway in approval with the City Engineer. Walkways no less than three (3) feet wide shall be provided from mobile home spaces to pavement edge. All interior drives and walkways within the park shall be paved in accordance with the City Engineer, and shall be adequately maintained by the owner unless dedicated to the City of Bristol.
- e. *Off-Drive Parking* - Each mobile home space shall be provided with at least one (1) additional off-drive parking space, hard surfaced and adequately marked, for each three (3) mobile home spaces in the park.
- f. *Recreation Area* - Any mobile home park designed shall provide, on the same tract, a recreational area to be designated and set apart only for such purposes. Such recreational area shall contain a minimum area of two hundred (200) square feet for each mobile home space.
- g. *Special Conditions* - The Planning Commission may attach special conditions and safeguards to protect both the occupants of the park and the occupants of surrounding property, including such matters as protection against noise, glare, traffic hazards, dust and poor sanitation.

- h. *Anchorage* - All mobile homes within the Corporate City of Bristol Tennessee shall comply with the mobile home anchorage requirements as set forth in Section 8-406.

4. *General Requirements*

a. *Minimum Size of Mobile Homes.*

No mobile home shall be placed in a Mobile Home Park which has less than 250 square feet of floor space or does not contain a built-in bathroom with water closet, lavatory, and shower or tub which are in working condition. Travel trailers not meeting the above requirements shall be permitted for a period not to exceed one (1) week provided adequate sanitary facilities are provided in the trailer or in separate building which houses sanitary facilities.

b. *Water, Sewerage and Electricity.*

Each mobile home space shall be provided with, and each mobile home connected to, the sanitary sewerage and water supply systems of the City of Bristol; or shall, in the absence of Bristol sewerage and water, be connected to private water and sewer facilities, constructed under standards required by the Sullivan County Health Department. A minimum of two electrical outlets, one 110 volts and one 220 volts, shall be provided for each mobile home space.

c. *Lighting*

It is recommended (not mandatory) that interior drives and walkways within the park shall be lighted at night with electric lamps; of not less than 50 watts each, spaced at intervals of no more than 100 feet; or with some other arrangement providing equivalent lighting.

d. *Refuse Collection Facilities.*

One refuse collection station shall be provided for each twenty (20) mobile homes, not more than two hundred (200) feet from any mobile home served. These collection stations shall be conveniently located for collection and approved by the Sullivan County Health Department. If individual refuse containers are used on the individual mobile home space, these containers must be submerged in the ground with only the top portion extending above the ground level. In lieu of the submerged unit, stands may be used to hold the cans and screening shall be used to cover the cans from conspicuous view. The collection station and individual cans shall be kept in a sanitary condition at all times.

e. *Service, Administrative, and Other Buildings.*

1. Within a mobile home park, one (1) mobile home may be used as an administrative office. Other administrative and service buildings; housing sanitation facilities, laundry facilities, recreation facilities, etc.; shall be of permanent structure, complying with all applicable Ordinances and statutes of the City of Bristol regarding buildings, electrical, and heating installations, and plumbing and sanitation systems.
2. Service buildings shall be well lighted at all times of the day and night, shall be well ventilated and have screened openings.
3. No building shall be located closer than forty (40) feet from any mobile home.
4. All service buildings and park grounds shall be maintained in a clean, sightly condition and kept free from any condition that will menace the health of any occupant or the public, or constitute a nuisance.

f. *Structural Additions.*

All structural additions to mobile homes, other than those which are built into the unit and designed to fold out or extend from it, shall be erected only after a building permit is obtained, and such additions shall conform to the Building Code of the City of Bristol. The structural addition must be removed within ten (10) days after the mobile home is removed.

g. *Fire Protection.*

Every park shall be equipped at all times with fire extinguishing equipment in good condition, of such size, type, and number and so located within the park as to reasonably satisfy applicable regulations of the fire protecting agency. No open fires shall be permitted. Burning may be permitted in an approved incinerator under supervision of the fire protecting agency. Fire hydrants will be located if recommended by the City Engineer or Fire Chief.

h. *Fuel Storage.*

Individual fuel containers and outdoor storage facilities and connections shall be inspected and approved by the Building Inspector of the City of Bristol.

i. *Animals and Pets.*

No owner or person in charge of any dog, cat, or other pet animal residing in a mobile home park shall permit it to run at large or commit any nuisance.

j. *Management.*

In each mobile home park, there shall be a residence or building in which shall be located the office of the person in charge of said park. A copy of the park permit and of this Ordinance shall be posted therein and the park register shall at all times be kept in said office. The duly authorized attendant or caretaker shall be charged at all times to keep the mobile home park, including all facilities and equipment, in a clean, orderly, safe and sanitary condition.

k. *Register of Occupants.*

It shall be the duty of the licensee to keep a register containing a record of all mobile home owners and occupants located within the park. The register shall contain the following information:

1. Name and address of each occupant
2. The make, model, and year of all mobile homes
3. The dates of arrival and departure of each trailer or coach.

The park shall keep the Register available for inspection at all times by Law Enforcement Officers, Public Health Officials and other officials whose duties necessitate acquisition of the information contained in the Register. The Register Records shall not be destroyed for a period of three (3) years following the date of registration.

l. *Certificate of Occupancy.*

The Division of Codes Enforcement shall issue a Certificate of Occupancy when all provisions of this Ordinance have been met and before any mobile home is parked.

5. *Violations.*

Any person found guilty of violating the provisions of this Section shall be guilty of a misdemeanor, and fined no less than \$5.00 nor more than \$50.00 plus court costs for each violation; every failure, refusal or neglect to comply fully and completely with the provisions of this Ordinance and each day's continuance thereof beyond the time specified for compliance shall constitute a separate offense.

602 - Mobile Home Space Requirement Chart

ZONE	REQUIRED ACREAGE FOR M. H. DEVELOPMENT	REQUIRED LOT AREA	MINIMUM LOT WIDTH	MINIMUM SETBACKS	MINIMUM MOBILE HOME SIZE	COMMON RECREATION AREA REQUIREMENTS	ACCESSORY STRUCTURES
MH	3 acres recommended* *Minimum required acreage shall be determined upon each application	4,000 square feet	40'	15 ft. side yard clearance between mobile homes, including mobile homes parked end- to-end No mobile home shall be located closer than 40 ft. to any building within the park; within 25 ft. of any exterior street or boundary line of the park; or closer than 25 ft. to the edge of any interior drive	250 square feet of floor space	Minimum 200 square feet per mobile unit must be set aside	

Ord. 11-6 Updated 3/11

CHAPTER 7 FLOOD PLAIN DISTRICTS

- 701 Flood Plain Districts
- 702 Municipal Flood Plain Management Ordinance

701 - FLOOD PLAIN DISTRICTS

For the purpose of this ordinance, land included in the Flood Plain district shall be those areas delineated as special flood hazards identified by the Federal Emergency Management Agency in its Flood Insurance Study dated September 29, 2006, with accompanying maps and other supporting data and any revisions thereto; and shall function as an overlay to the existing districts of the official *Zoning Map for Bristol, Tennessee*. As such, the provisions for the Flood Plain District shall serve as a supplement to the other zoning provisions. The provisions of the ordinance are as follows:

1. *Floodway District.* The floodway district is that area delineated as being necessary to enable the Flood Plain to carry the water to the 100-year flood without increasing the water surface elevation more than one foot at any point. These districts are established to meet the needs of Beaver Creek, Little Creek, Cedar Creek, and Sinking Creek; to carry abnormal flows of water in time of flood; and to prevent encroachments into the districts, which will unduly increase flood heights and damage, and to prevent the loss and excessive damage to property in the areas of greatest flood hazard.
 - a. *Permitted Uses:*

The following uses are permitted providing all provisions of this Chapter are met:

 1. Open-type uses such as loading and unloading areas and parking lots.
 2. Open-type public and private recreational facilities such as public parks and golf driving ranges.
 3. Transient or temporary uses such as special event parking and display areas.
 4. Agricultural uses.
 5. Railroad, streets, bridges and utility lines.
 6. Any other use customarily accessory or incidental to the above permitted use.
 - b. *Uses Prohibited:*
 1. Structures other than those permitted in Section 701(1)(a), above.
 2. The placement of any mobile home.
 3. Landfill or dumping, except as necessary in the construction of railroads, streets, or bridges, in accordance with the provisions of this Chapter
 4. Any use which would result in an increase in the regulatory flood elevation.
2. *Flood-Fringe District.* The Flood-Fringe District shall be that area of the 100-year Flood Plain not included in the floodway district as indicated on the maps referred to in this section. The elevation of these floods shall be determined by the 100-year flood elevations as contained in the flood profiles of the above-referenced Flood Insurance Study.

702 - MUNICIPAL FLOODPLAIN ZONING ORDINANCE

A. *Statutory Authorization, Findings of Fact, Purpose and Objectives*

1. Statutory Authorization

The Tennessee General Assembly has in Tennessee Code Annotated Sections 13-7-201 through 13-7-210 delegated the responsibility to local governmental units to adopt regulations of buildings and the uses of land designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Bristol, Tennessee does hereby

ordain as follows:

2. Findings of Fact

- a. The City wishes to maintain eligibility in the National Flood Insurance Program (NFIP) and in order to do so must meet the NFIP regulations found in Title 44 of the Code of Federal Regulations (CFR), Ch. 1, Section 60.3.
- b. Areas of the City are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.
- c. Flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods; or construction which is inadequately elevated, floodproofed, or otherwise unprotected from flood damages.

3. Statement of Purpose

It is the purpose of this Section to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas. This Section is designed to:

- a. Restrict or prohibit uses which are vulnerable to flooding or erosion hazards, or which result in damaging increases in erosion, flood heights, or velocities;
- b. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
- c. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
- d. Control filling, grading, dredging and other development which may increase flood damage or erosion; and
- e. Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

4. Objectives

The objectives of this Section are:

- a. To protect human life, health, safety and property;
- b. To minimize expenditure of public funds for costly flood control projects;
- c. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- d. To minimize prolonged business interruptions;
- e. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodprone areas;

- f. To help maintain a stable tax base by providing for the sound use and development of floodprone areas to minimize blight in flood areas;
- g. To ensure that potential home buyers are notified that property is in a floodprone area; and
- h. To maintain eligibility for participation in the NFIP.

B. Definitions

Unless specifically defined below, words or phrases used in this Section shall be interpreted so as to give them the meaning they have in common usage and to give this Section its most reasonable application given its stated purpose and objectives.

Accessory Structure – means a subordinate structure to the principal structure on the same lot and, for the purpose of this Section, shall conform to the following:

1. Accessory Structure shall only be used for parking of vehicles and storage.
2. Accessory Structure shall be designed to have low flood damage potential.
3. Accessory Structure shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory Structure shall be firmly anchored to prevent flotation, collapse, and lateral movement, which otherwise may result in damage to other structures.
5. Utilities and service facilities such as electrical and heating equipment shall be elevated or otherwise protected from intrusion of floodwaters.

Addition (to an existing Building) – means any walled and roofed expansion to the perimeter or height of a Building.

Appeal – means a request for a review of the local enforcement officer's interpretation of any provision of this Section or a request for a variance.

Area of Shallow Flooding – means a designated AO or AH Zone on a community's Flood Insurance Rate Map (FIRM) with one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate; and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-related Erosion Hazard – means the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard – see "Special Flood Hazard Area".

Base Flood – means the flood having a one percent chance of being equaled or exceeded in any given year. This term is also referred to as the 100-year flood or the one (1)-percent annual chance flood.

Basement – means any portion of a Building having its floor subgrade (below ground level) on all sides.

Board of Zoning Appeals – means the Board of Zoning Appeals of the City.

Building – see "Structure".

City – means the City of Bristol Tennessee.

City Manager – means the city manager of the City or their designee.

Development – means any man-made change to improved or unimproved real estate, including, but not limited to, Buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of equipment or materials.

Elevated Building – means a non-basement Building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, pilings, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the Building during a Base Flood event.

Emergency Flood Insurance Program or Emergency Program – means the program as implemented on an emergency basis in accordance with applicable federal law. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

Erosion – means the process of the gradual wearing away of land masses. This peril is not *per se* covered under the Program.

Existing Construction – means any structure for which the "start of construction" commenced before the effective date of the initial floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

Existing Manufactured Home Park or Subdivision – means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, final site grading or the pouring of concrete pads) is completed before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community's participation in the NFIP.

Existing Structures – see "Existing Construction".

Expansion to an Existing Manufactured Home Park or Subdivision – means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or Flooding –

(a) A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters.
2. The unusual and rapid accumulation or runoff of surface waters from any source.

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Flood Elevation Determination – means a determination by the Federal Emergency Management Agency (FEMA) of the water surface elevations of the Base Flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood Elevation Study – means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

Flood Hazard Boundary Map (FHBM) – means an official map of a community, issued by FEMA, where the boundaries of areas of special flood hazard have been designated as Zone A.

Flood Insurance Rate Map (FIRM) – means an official map of a community, issued by FEMA, delineating the areas of special flood hazard or the risk premium zones applicable to the community.

Flood Insurance Study – means the official report provided by FEMA, evaluating flood hazards and containing flood profiles and water surface elevation of the Base Flood.

Floodplain or Floodprone Area – means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain Management – means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

Flood Protection System – means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

Floodproofing – means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities and structures and their contents.

Flood-related Erosion – means the collapse or subsidence of land along the shore of a lake or other body of water as a result of undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level

in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

Flood-related Erosion Area or Flood-related Erosion Prone Area – means a land area adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank and high water levels or wind-driven currents, is likely to suffer flood-related erosion damage.

Flood-related Erosion Area Management – means the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage, including but not limited to emergency preparedness plans, flood-related erosion control works and floodplain management regulations.

Floodway – means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.

Freeboard – means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, blockage of bridge or culvert openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use – means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade – means the highest natural elevation of the ground surface, prior to construction, adjacent to the proposed walls of a structure.

Historic Structure – means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed on the City's inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By the approved Tennessee program as determined by the Secretary of the Interior,
or
 - b. Directly by the Secretary of the Interior.

Levee – means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control or divert the flow of water so as to provide protection from temporary flooding.

Levee System – means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Lowest Floor – means the lowest floor of the lowest enclosed area, including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, Building access or storage in an area other than a basement area is not considered a Building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Section.

Manufactured Home – means a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

Manufactured Home Park or Subdivision – means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map – means the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by FEMA.

Mean Sea Level – means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Section, the term is synonymous with the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

National Geodetic Vertical Datum (NGVD) – means, as corrected in 1929, a vertical control used as a reference for establishing varying elevations within the floodplain.

New Construction – means any structure for which the "start of construction" commenced on or after the effective date of the initial floodplain management Ordinance and includes any subsequent improvements to such structure.

New Manufactured Home Park or Subdivision – means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of this Section or the effective date of the initial floodplain management ordinance and includes any subsequent improvements to such structure.

North American Vertical Datum (NAVD) – means, as corrected in 1988, a vertical control used as a reference for establishing varying elevations within the floodplain.

100-year Flood – see "Base Flood".

Person – means any individual or group of individuals, corporation, partnership, association, or any other entity, including State and local governments and agencies.

Reasonably Safe from Flooding – means Base Flood waters will not inundate the land or damage structures to be removed from the Special Flood Hazard Area and that any subsurface waters related to the Base Flood will not damage existing or proposed structures.

Recreational Vehicle – for purposes of this Section, means a vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway – means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the Base Flood without cumulatively increasing the water surface elevation more than a designated height.

Regulatory Flood Protection Elevation - means the “Base Flood Elevation” plus the “Freeboard”. In “Special Flood Hazard Areas” where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus 1 foot. In “Special Flood Hazard Areas” where no BFE has been established, this elevation shall be at least three (3) feet above the highest adjacent grade.

Riverine – means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Section 702 – means the City's *Municipal Floodplain Zoning Ordinance* which consists of Section 702 of the Zoning Ordinance, as amended from time to time.

Special Flood Hazard Area – means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE or A99.

Special Hazard Area – means an area having special flood, mudslide (i.e., mudflow) and/or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, or AH.

Start of Construction – includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; and includes the placement of a manufactured home on a foundation. Permanent construction does not include initial land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any

wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State Coordinating Agency – the Tennessee Emergency Management Agency, State NFIP Office, as designated by the Governor of the State of Tennessee at the request of FEMA to assist in the implementation of the NFIP for the State.

Structure – means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial Damage – means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

Substantial Improvement – means any reconstruction, rehabilitation, addition, alteration or other improvement of a structure in which the cost equals or exceeds fifty percent (50%) of the market value of the structure before the "start of construction" of the initial improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial improvement, or (2) in the case of substantial damage, the value of the structure prior to the damage occurring.

The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair project or; (2) Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Substantially Improved Existing Manufactured Home Parks or Subdivisions – means where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty percent (50%) of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance – means a waiver from the provisions of this Section which relieves the applicant from the requirements of a rule, regulation, order or other determination made or issued pursuant to this Section.

Violation – means the failure of a Structure or other Development to be fully compliant with this section. A Structure or other Development without the elevation certificate, other certification, or other evidence of compliance required in this Section is presumed to be in violation until such time as that documentation is provided.

Water Surface Elevation – means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, the North American Vertical Datum (NAVD) of 1988, or other datum, where specified, of floods of various magnitudes and frequencies in the floodplains of riverine areas.

Zoning Ordinance – means the Zoning Ordinance of the City.

C. General Provisions

1. Application

This Section shall apply to all areas within the City.

2. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified on the City, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Number(s) 47163C0082D [panel not printed], 47163C0083D, 47163C0084D¹, 47163C0089D, 47163C0091D, 47163C0092D, 47163C0093D, 47163C0094D, 47163C0101D, 47163C0102D, 47163C0103D, 47163C0104D, 47163C0106D, 47163C0107D, 47163C0108D, 47163C0109D, 47163C0111D, 47163C0112D, 47163C0113D, 47163C0114D, 47163C0116D, 47163C0117D, 47163C0126D¹, 47163C0128D, 47163C0277D, 47163C0281D, 47163C0282D, 47163C0283D, 47163C0284D, dated September 29, 2006, along with all supporting technical data, are adopted by reference and declared to be a part of this Section.

3. Requirement for Development Permit

A Development permit shall be required in conformity with this Section prior to the commencement of any Development activities.

4. Compliance

No land, structure or use shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Section and other applicable regulations.

5. Abrogation and Greater Restrictions

This Section is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this Section conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

6. Interpretation

In the interpretation and application of this Section, all provisions shall be: (1) considered as minimum requirements; (2) liberally construed in favor of the governing body and; (3) deemed neither to limit nor repeal any other powers granted under Tennessee statutes.

7. Warning and Disclaimer of Liability

The degree of flood protection required by this Section is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This Section does not imply that land outside the Areas of Special Flood Hazard or uses permitted within such areas will be free from flooding or flood damages. This Section shall not create liability on the part of the City or by any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made hereunder.

8. Penalties for Violation

Any violation of the provisions of this Section, or the failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Any person who violates this Section or fails to comply with any of its requirements shall, upon adjudication therefore, be fined as prescribed by Tennessee law, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City from taking such other lawful actions to prevent or remedy any violation.

D. Administration

1. Designation of Administrator

The City Manager is hereby appointed as the Administrator to implement the provisions of this Section.

2. Permit Procedures

An application for a Development permit shall be made to the Administrator on forms furnished by the City prior to any Development activities. The Development permit may include, but is not limited to the following: plans in duplicate drawn to scale and showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

a. Application stage

- (1) Elevation in relation to mean sea level of the proposed lowest floor, including basement, of all Buildings where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Section.
- (2) Elevation in relation to mean sea level to which any non-residential building will be floodproofed where Base Flood Elevations are available, or to certain height above the highest adjacent grade when applicable under this Section.
- (3) A FEMA Floodproofing Certificate from a Tennessee registered professional engineer or architect that the proposed non-residential floodproofed Building will meet the floodproofing criteria in Section 702.E.1 and E.2
- (4). Description of the extent to which any watercourse will be altered or relocated as a result of proposed Development.
- (5) In order to determine if improvements or damage meet the Substantial Improvement or Substantial Damage criteria, the applicant shall provide to the Floodplain Administrator a detailed cost to repair all damages and/or cost of improvements which includes the complete costs associated with all types of work necessary to completely repair or improve a Building. These include the costs of all materials, labor, and other items necessary to perform the proposed work. These must be in the form of:
 - An itemized statement of the costs of materials, and labor, or estimates of materials and labor that are prepared by licensed contractors or professional construction cost estimators

- Building valuation tables published by building code organizations and cost-estimating manuals and tools available from professional building cost-estimating services.
- A qualified estimate of costs that is prepared by the local official using professional judgement and knowledge of local and regional construction costs.
- A detailed cost estimate provided and prepared by the Building owner. This must include as much supporting documentation as possible (such as pricing information from lumber companies, plumbing and electrical suppliers, etc.). In addition, the estimate must include the value of labor, including the value of the owner's labor.

b. Construction Stage

Within AE Zones, where Base Flood Elevation data is available, any lowest floor certification made relative to mean sea level shall be prepared by, or under the direct supervision of, a Tennessee registered land surveyor and certified by same. The Administrator shall record the elevation of the lowest floor on the Development permit. When floodproofing is utilized for a non-residential building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

Within approximate A Zones, where Base Flood Elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the Building relative to the highest adjacent grade. The Administrator shall record the elevation of the lowest floor on the Development permit. When floodproofing is utilized for a non-residential Building, said certification shall be prepared by, or under the direct supervision of, a Tennessee registered professional engineer or architect and certified by same.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the lowest floor elevation or floodproofing level upon the completion of the lowest floor or floodproofing.

Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

c. Finished Construction Stage

A final Finished Construction Elevation Certificate is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Floodplain Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator will keep the certificate on file in perpetuity.

3. Duties and Responsibilities of the Administrator

The duties and responsibilities of the Administrator shall include, but not be limited to, the following:

- a. Review all applications for Development permits to assure that the permit requirements of this Section have been satisfied, and that proposed building sites will be reasonably safe from flooding.
- b. Review proposed Development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. § 1334.
- c. Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office, prior to any alteration or relocation of a watercourse and submit evidence of such notification to FEMA.
- d. For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to FEMA to ensure accuracy of community FIRM's through the Letter of Map Revision process.
- e. Assure that the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.
- f. Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable, of the lowest floor (including basement) of all new and substantially improved Buildings, in accordance with Section 702.D.2.
- g. Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable, to which the new and substantially improved Buildings have been floodproofed, in accordance with Section 702.D.2.
- h. When floodproofing is utilized for a nonresidential structure, obtain certification of design criteria from a Tennessee registered professional engineer or architect, in accordance with Section 702.D.2.
- i. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to Appeal the interpretation as provided in this Section.
- j. When Base Flood Elevation data and floodway data have not been provided by FEMA, obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from federal, state, or other sources, including data developed as a result of these regulations, as criteria for requiring that new construction, substantial improvements, or other Development in Zone A on the City's FIRM meet the requirements of this Section.
- k. Maintain all records pertaining to the provisions of this Section in the office of the Administrator. All records shall be open for public inspection. Permits issued under the provisions of this Section shall be maintained in a separate file or marked for expedited retrieval within combined files.

- I. A final Finished Construction Elevation Certificate (FEMA Form 086-0-33) is required after construction is completed and prior to Certificate of Compliance/Occupancy issuance. It shall be the duty of the permit holder to submit to the Administrator a certification of final as-built construction of the elevation of the reference level and all attendant utilities. The Administrator shall review the certificate data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to Certificate of Compliance/Occupancy issuance. In some instances, another certification may be required to certify corrected as-built construction. Failure to submit the certification or failure to make required corrections shall be cause to withhold the issuance of a Certificate of Compliance/Occupancy. The Finished Construction Elevation Certificate certifier shall provide at least 2 photographs showing the front and rear of the Building taken within 90 days from the date of certification. The photographs must be taken with views confirming the Building description and diagram number provided in Section A. To the extent possible, these photographs should show the entire Building including foundation. If the Building has split-level or multi-level areas, provide at least 2 additional photographs showing side views of the Building. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3" x 3". Digital photographs are acceptable.

E. Provisions for Flood Hazard Reduction

1. General Standards

In all areas of special flood hazard, the following are required:

- a. New construction and substantial improvements shall be anchored to prevent flotation, collapse and lateral movement of the structure;
- b. Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Tennessee and local anchoring requirements for resisting wind forces;
- c. New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
- d. New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
- e. All new electrical, heating, ventilation, plumbing, air conditioning equipment, and other service equipment shall be located 1' above the Base Flood Elevation or designed and installed to prevent water from entering or accumulating within the components during the occurrence of the Base Flood. These include, but are not limited to, HVAC equipment, water softener units, bath/kitchen fixtures, ductwork, electric/gas meter panels/boxes, utility/cable boxes, water heaters, and electric outlets/switches.
 1. Replacement parts of a substantial improvement, including electrical, heating, ventilation, plumbing, air conditioning equipment, and other service equipment, shall also meet the above provisions.

2. Replacements that are for maintenance and not part of a substantial improvement may be installed at the original location provided the addition and/or improvements comply with the standards for new construction consistent with the code and requirements for the original structure.
- f. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- g. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- h. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
- i. Any alteration, repair, reconstruction or improvements to a Building that is in compliance with the provisions of this Section, shall meet the requirements of "new construction" as contained in this Section;
- j. Any alteration, repair, reconstruction or improvements to a Building that is not in compliance with the provisions of this Section, shall be undertaken only if said non-conformity is not further extended or replaced;
- k. All new construction and substantial improvement proposals shall provide copies of all necessary Federal and State permits, including Section 404 of the Federal Water Pollution Control Act amendments of 1972, 33 U.S.C. § 1334;
- l. All subdivision proposals and other proposed new Development proposals shall meet the standards of Section 702.E.2;
- m. When proposed new construction and substantial improvements are partially located in an Area of Special Flood Hazard, the entire structure shall meet the standards for new construction;
- n. When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple Base Flood Elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest Base Flood Elevation.

2. Specific Standards

In all Areas of Special Flood Hazard, the following provisions, in addition to those set forth in Section 702.E.1, must be met:

a. Residential Structures

In AE Zones where Base Flood Elevation data is available, new construction and substantial improvement of any residential Building (or manufactured home) shall have the lowest floor, including basement, elevated to no lower than one (1) foot above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards provided herein for "Enclosures".

Within approximate A Zones where Base Flood Elevations have not been established and where alternative data is not available, the administrator shall require the lowest floor of a Building to be elevated to a level of at least three (3) feet above the highest adjacent grade (as defined in this Section). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards provided herein for "Enclosures".

b. Non-Residential Structures

In AE Zones, where Base Flood Elevation data is available, new construction and substantial improvement of any commercial, industrial, or non-residential Building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than one (1) foot above the level of the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards provided herein for "Enclosures".

In approximate A Zones, where Base Flood Elevations have not been established and where alternative data is not available, new construction and substantial improvement of any commercial, industrial, or non-residential Building, shall have the lowest floor, including basement, elevated or floodproofed to no lower than three (3) feet above the highest adjacent grade (as defined in this Section). Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls shall be provided in accordance with the standards provided herein for "Enclosures".

Non-Residential Buildings located in all A Zones may be floodproofed, in lieu of being elevated, provided that all areas of the Building below the required elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A Tennessee registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions above, and shall provide such certification to the Administrator as set forth in Section 702.D.2.

c. Enclosures

All new construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor that are subject to flooding shall be designed to preclude finished living space and designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- (1) Designs for complying with this requirement must either be certified by a Tennessee professional engineer or architect or meet or exceed the following minimum criteria:
 - (a) Provide a minimum of two openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - (b) The bottom of all openings shall be no higher than one (1) foot above the finished grade; and

- (c) Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions.
- (2) The enclosed area shall be the minimum necessary to allow for parking of vehicles, storage or Building access. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the elevated living area (stairway or elevator).
- (3) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms in such a way as to impede the movement of floodwaters and all such partitions shall comply with the provisions of Section 702.E.2.

d. Standards for Manufactured Homes and Recreational Vehicles

- (1) All manufactured homes placed, or substantially improved, (1)_on individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) in new or substantially improved manufactured home parks or subdivisions, must meet all the requirements of new construction.
- (2) All manufactured homes placed or substantially improved in an existing manufactured home park or subdivision must be elevated so that either:
 - (a) In AE Zones, with Base Flood Elevations, the lowest floor of the manufactured home is elevated on a permanent foundation to no lower than one (1) foot above the level of the Base Flood Elevation; or
 - (b) In approximate A Zones, without Base Flood Elevations, the manufactured home chassis is elevated and supported by reinforced piers (or other foundation elements of at least equivalent strength) that are at least three (3) feet in height above the highest adjacent grade (as defined in this Section 702.B).
- (3) Any manufactured home, which has incurred "substantial damage" as the result of a flood, must meet the standards of Section 702.E.1 and E.2.
- (4) All manufactured homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.
- (5) All recreational vehicles placed in an identified Special Flood Hazard Area must either:
 - (a) Be on the site for fewer than 180 consecutive days;
 - (b) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or Additions), or;

(c) The recreational vehicle must meet all the requirements for new construction.

e. Standards for Subdivisions and Other Proposed New Development Proposals

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding.

- (1) All subdivision and other proposed new development proposals shall be consistent with the need to minimize flood damage.
- (2) All subdivision and other proposed new development proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.
- (3) All subdivision and other proposed new development proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- (4) In all approximate A Zones, all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, are required to include within such proposals Base Flood Elevation data (See Section 702.E).

3. **Standards for Special Flood Hazard Areas with Established Base Flood Elevations and With Floodways Designated**

Located within the Special Flood Hazard Areas established in Section 702.C.2, are areas designated as floodways. A floodway may be an extremely hazardous area due to the velocity of floodwaters, debris or erosion potential. In addition, the area must remain free of encroachment in order to allow for the discharge of the Base Flood without increased flood heights and velocities. Therefore, the following provisions shall apply to land located within Special Flood Hazard Areas:

- a. Encroachments, including fill, new construction, and other Development, are prohibited within the adopted regulatory floodway. Development may be permitted however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase in flood levels or floodway widths during a Base Flood discharge. A registered professional engineer must provide supporting technical data and certification, thereof;
- b. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in Base Flood elevations, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of the Federal Register §65.12, and receives the approval of FEMA;
- c. ONLY if Section 3, provisions (a) and (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of 702.E.1 and E.2.

4. **Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but Without Floodways Designated**

The following provisions apply to land located within the Special Flood Hazard Areas established in Section 702.C.2, where streams exist with Base Flood data provided but where no floodways have been designated (Zones AE):

- a. Until a regulatory floodway is designated, no new construction, substantial improvement, or other Development, including fill, shall be permitted within Zone AE on the community's FIRM, unless it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the cumulative effect of the proposed Development, when combined with all other existing and anticipated Development, will not increase the water surface elevation of the Base Flood more than one (1) foot at any point within the community.
- b. A community may permit encroachments within Zones AE on the community's FIRM, that would result in an increase of more than one (1) foot in the water surface elevation of the Base Flood, provided that the applicant first applies for a conditional letter of map revision (CLOMR) and floodway revision, fulfills the requirements for such revisions as established under the provisions of the Federal Register § 65.12, and receives the approval of FEMA;
- c. ONLY if Section 4, provisions (a) and (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of 702.E.1 and E.2.

5. Standards for Streams without Established Base Flood Elevations and Floodways (A Zones)

The following provisions shall apply to land located within the Special Flood Hazard Areas established in Section 702.C.2, where streams exist, but no Base Flood data has been provided and where a Floodway has not been delineated:

- a. The Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from any Federal, State, or other sources, including data developed as a result of these regulations (see b below), as criteria for requiring that new construction, substantial improvements, or other Development in approximate A Zones meet the applicable requirements of Section 702.E.1 and E.2.
- b. All new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals Base Flood Elevation data.
- c. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, the lowest floor of a Building shall be elevated or floodproofed to a level of at least three (3) feet above the highest adjacent grade (as defined in Section 702.B). All applicable data including elevations or floodproofing certifications shall be recorded as set forth in Section 702.D.2. Openings sufficient to facilitate automatic equalization of hydrostatic flood forces on exterior walls shall be provided in accordance with the standards of Section 702.E.2.
- d. Within approximate A Zones, where Base Flood Elevations have not been established and where such data is not available from other sources, no encroachments, including structures or fill material, shall be located within an area

equal to the width of the stream or twenty feet (20), whichever is greater, measured from the top of the stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed Development, when combined with all other existing and anticipated Development, will not increase the water surface elevation of the Base Flood more than one (1) foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

- e. New construction and substantial improvements of Buildings, where permitted, shall comply with all applicable flood hazard reduction provisions of Section 702.E.1 and E.2. Within approximate A Zones, new construction and substantial improvements of Buildings shall comply with those subsections of Section 702.E.2 dealing with the alteration or relocation of a watercourse, assuring watercourse carrying capacities are maintained and manufactured homes provisions are complied with as required.

6. Standards For Areas of Shallow Flooding (Zone AO)

Located within the Special Flood Hazard Areas established in Section 702.C.2, are areas designated as Areas of Shallow Flooding. These areas have special flood hazards associated with Base Flood depths of one (1) to three (3) feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. In addition to Section 702.E.1 and E.2., all new construction and substantial improvements shall meet the following requirements:

- a. The lowest floor (including basement) shall be elevated at least as high as the depth number specified on the Flood Insurance Rate Map (FIRM), in feet, plus a freeboard of one (1) foot above the highest adjacent grade; or at least three (3) feet above the highest adjacent grade, if no depth number is specified.
- b. Non-residential structures may, in lieu of elevation, be floodproofed to the same level as required in Section 702.E.6.1 so that the structure, together with attendant utility and sanitary facilities, below that level shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Certification is required in accordance with Section 702 D.2.a.3 and Section 702.E.2.b.
- c. Adequate drainage paths shall be provided around structures on slopes, to guide floodwaters around and away from proposed structures.

7. Standards for Areas of Shallow Flooding (Zone AH)

Located within the Special Flood Hazard Areas established in Section 702.C.2., are areas designated as Areas of Shallow Flooding. These areas are subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are one (1) to three (3) feet. Base Flood Elevations are derived from detailed hydraulic analyses are shown in this zone. In addition to meeting the requirements of Section 702.E.1 and E.2, all new construction and substantial improvements shall provide adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.

8. Standards For Areas Protected by Flood Protection System (A-99 Zones)

Located within the Areas of Special Flood Hazard established in Section 702.C.2, are areas of the 100-year floodplain protected by a flood protection system but where Base Flood Elevations have not been determined. Within these areas (A-99 Zones) all provisions of Section 702.D and E shall apply.

9. Standards for Unmapped Streams

Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams, the following provisions shall apply:

- a. No encroachments including fill material or other Development including structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless certification by a Tennessee registered professional engineer is provided demonstrating that the cumulative effect of the proposed Development, when combined with all other existing and anticipated Development, will not increase the water surface elevation of the Base Flood more than one (1) foot at any point within the locality.
- b. When a new flood hazard risk zone, and Base Flood Elevation and floodway data is available, new construction and substantial improvements shall meet the standards established in accordance with Section 702.D and E.
- c. ONLY if Section 702 E.9., provisions (a) and (b) are satisfied, then any new construction or substantial improvement shall comply with all other applicable flood hazard reduction provisions of Section 702.E.1. and E.2.

F. Variance Procedures

1. Board of Zoning Appeals

a. Authority

The Board of Zoning Appeals shall hear and decide Appeals and requests for variances from the requirements of this Section.

b. Procedure

The Board of Zoning Appeals shall follow the procedures provided in Chapter 2, Article IV, Division 4, of the Code of Ordinances of the City of Bristol, Tennessee and applicable law.

c. Appeals

An Appeal to the Board of Zoning Appeals may be taken by any person, firm or corporation aggrieved or by any governmental officer, department, or bureau affected by any decision of the Administrator based in whole or in part upon the provisions of this Section. Such Appeal shall be taken by filing with the Board of Zoning Appeals an application, specifying the grounds thereof. In all cases where an Appeal is made by a property owner or other interested party, a fee in an amount fixed by the City for the cost of publishing a notice of such hearings shall be paid by the appellant. The Administrator shall transmit to the Board of Zoning Appeals all papers constituting the record upon which the appeal action was taken. The Board of Zoning Appeals shall fix a reasonable time for the hearing of the

appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time which shall not be more than thirty (30) from the date the hearing is closed. At the hearing, any person or party may appear and be heard in person or by agent or by attorney.

d. Powers

The Board of Zoning Appeals shall have the following powers:

- (1) Administrative Review. To hear and decide Appeals where it is alleged by the applicant that there is error in any order, requirement, permit, decision, determination, or refusal made by the Administrator or other administrative official in carrying out or enforcement of any provisions of this Section.
- (2) Variance Procedures. In the case of a request for a variance under this Section, the following shall apply:
 - (a) The Board of Zoning Appeals shall hear and decide requests for variances from the requirements of this Section.
 - (b) Variances may be issued for the repair or rehabilitation of historic structures as defined herein, upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary deviation from the requirements of this Section to preserve the historic character and design of the structure.
 - (c) In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Section, and:
 - (i) The danger that materials may be swept onto other property to the injury of others;
 - (ii) The danger to life and property due to flooding or erosion;
 - (iii) The susceptibility of the proposed facility and its contents to flood damage;
 - (iv) The importance of the services provided by the proposed facility to the community;
 - (v) The necessity of the facility to a waterfront location, in the case of a functionally dependent use;
 - (vi) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - (vii) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - (viii) The safety of access to the property in times of flood for ordinary and emergency vehicles;

- (ix) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
- (x) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, water systems, and streets and bridges.
- (d) Upon consideration of the factors listed above, and the purposes of this Section, the Board of Zoning Appeals may attach such conditions to the granting of variances, as it deems necessary to effectuate the purposes of this Section.
- (e) Variances shall not be issued within any designated floodway if any increase in flood levels during the Base Flood discharge would result.

2. Conditions for Variances

- a. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard and the factors listed in Section 702.F.1.
- b. Variances shall only be issued upon: (1) a showing of good and sufficient cause, (2) a determination that failure to grant the variance would result in exceptional hardship, or (3) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- c. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance coverage, and that such construction below the Base Flood Elevation increases risks to life and property.
- d. The Administrator shall maintain the records of all Appeal actions and report any variances to FEMA upon request.

G. Legal Status Provisions

1. Conflict with Other Ordinances

In case of conflict between this Section or any part thereof, and the whole or part of any existing or future ordinance of the City, the most restrictive shall in all cases apply.

2. Severability

If any clause, provision, or portion of this Section should be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other clause, provision, or portion of this Section which is not of itself invalid or unconstitutional.

Ord. 10-7 Updated 8/10
Ord 21-10 Updated 8/21

CHAPTER 8 ENFORCEMENT AND ADMINISTRATION

801	Enforcing Officer
802	Certificate of Zoning Compliance
803	Certificate of Occupancy
804	Penalties
805	Remedies

801 - ENFORCING OFFICER

The City Manager or his designated agent shall administer and enforce this Ordinance. Its duties shall include receiving applications, inspecting premises, and issuing Zoning Compliance permits and Certificates of Occupancy for uses and structures that meet the requirements of this Ordinance. The Codes Enforcement Officer or other appropriate City Official has the right to enter upon any premises necessary to carry out his duties in the administration or enforcement of this Ordinance.

802 - CERTIFICATE OF ZONING COMPLIANCE

It shall be unlawful to commence the excavation for or the construction of any building (including accessory buildings) or to commence the moving or alteration of any building (including accessory building) until a Certificate of Zoning Compliance for such work has been secured from the Building Inspector.

It shall be unlawful for the appropriate City Official to approve any plans or issue a Certificate of Zoning Compliance for any excavation, grading, fill, or construction within the City until he has inspected the plans for such construction in detail and found them to conform with the provisions of this Ordinance.

All applications for a Certificate of Zoning Compliance shall be accompanied by a plat or plan in duplicate, drawn to scale, showing:

1. Actual shape, location, and dimensions of the lot to be built upon.
2. The shape, size, height, and location on the lot of all buildings to be erected, altered, or moved and the location of any building existing on the lot.
3. The existing and intended use of all such buildings.
4. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of this Ordinance are being observed.

If the proposed excavation, grading, fill, or construction, as set forth in the application, is in conformity with the provisions of this Ordinance, the Codes Enforcement Officer shall issue a Certificate of Zoning Compliance. If a Certificate of Zoning Compliance is refused, the Codes Enforcement Officer shall state the reasons for such refusal in writing. A record of all Certificates of Zoning Compliance issued and refused shall be kept by the Codes Enforcement Officer.

803 - CERTIFICATE OF OCCUPANCY

No land or building or part thereof hereafter erected or altered in its use or structure shall be occupied until a Certificate of Occupancy has been obtained from the Building Inspector.

Within three (3) days after application for a Certificate of Occupancy, the Building Inspector shall inspect the premises for which the Certificate of Occupancy is desired and issue a Certificate of Occupancy if the land, building, or part thereof and the proposed use thereof are found to conform with the provisions of this Ordinance. If a Certificate of Occupancy is refused, the Codes Enforcement Officer shall state the reasons for such refusal in writing. A record of all Certificates of Occupancy issued and refused shall be kept by the Codes Enforcement Officer.

804 - PENALTIES

A violation of this Ordinance is hereby declared to be a misdemeanor. Any person, firm, or corporation convicted of violating any provisions of this Ordinance shall be subject to the penalties prescribed in the general clause for this code.

805 - REMEDIES

In case any building or structure is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure, or land is or is proposed to be used in violation of this Ordinance, the Codes Enforcement Officer, municipal counsel, or other appropriate authority of the municipality, or any adjacent or neighboring property owner who would be specially damaged by such violation, may, in addition to other remedies, institute an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, conversion, maintenance, or use, or to correct or abate such violation, or to prevent the occupancy of said building, structure, or land.

CHAPTER 9 BOARD OF ZONING APPEALS

901 Creation and Appointment

901 - CREATION, MEMBERSHIP, PROCEDURES AND POWERS

A Board of Zoning Appeals has been created and established for the City. The membership, procedures and powers of the Board of Zoning Appeals are set forth in Chapter 2, Article IV, Division 4, of the Code of Ordinances.

Ord. 07-26 Updated 10/07
Ord. 09-20 Updated 08/09
Ord. 07-26 Updated 02/18

CHAPTER 10

SITE PLAN & EROSION CONTROL REQUIREMENTS

SECTION

- 1001. Development According to Site Plan
- 1002. Site Plan Categories; Required Contents
- 1003. Submittal and Approval
- 1004. Surety for Required Improvements
- 1005. Inspection and Supervision During Installation
- 1006. Time of Validity of Approved Site Plans
- 1007. Modification of Approved Site Plan
- 1008. Site plan Application Fee

1001 - DEVELOPMENT ACCORDING TO SITE PLAN

It shall be unlawful for any person:

- 1. to construct, erect or alter the exterior of any building or structure, or
- 2. to develop, change or improve any land, or
- 3. to alter land use

except in accordance with a site plan which has been submitted and approved in pursuant to this chapter. A site plan shall not be required for property in the Open Space and Reserved (O-S) Zoning District.

Ord. 10-15 Updated 1/11

1002 - SITE PLAN CATEGORIES, REQUIRED CONTENTS

Site plans shall be classified into one of the following categories:

Plot Plan -- A plot plan may be submitted when the development proposal involves one or more of the following and the construction disturbs less than one acre of land:

- 1. a single-family residential dwelling unit or a duplex residential dwelling unit, or
- 2. an accessory structure or minor building addition which is less than 10% of the existing building footprint, or
- 3. a change in vehicular access point in an existing development, or
- 4. an expansion of a parking lot by not more than 5% of the existing square footage.

Plot plans shall be drawn to scale and clearly depict the location of the property lines and the proposed location and the total square footage of the following:

- 1. The new structure, accessory structure or addition.
- 2. Change of vehicular access point.
- 3. Expanded parking area.

A development proposal involving an assembly, educational, institutional or hazardous use as defined by the International Building Code shall be prepared by and contain the signed seal of the appropriate licensed professional registered in the State of Tennessee. The plot plan submitted as part of the building plan application review documents will meet these requirements with no additional submittal.

Minor Site Plan -- A minor site plan shall be submitted when the development proposal disturbs a site of less than one acre. A minor site plan shall be drawn to a scale of no greater than 1" = 30' and shall contain sufficient information to demonstrate the site is properly zoned and can meet all applicable zoning and site development regulations. Minor site plans shall be prepared by and contain the signed seal of the appropriate licensed professional registered in the State of Tennessee.

Minor site plans shall contain, but not be limited to, the following:

1. Development name and address.
2. Developer name and contact information.
3. Property owner name and contact information if different than the developer.
4. Name, contact information, seal and signature of the professional preparing the plan.
5. Property boundary with courses and distances.
6. Area and present zoning of tract.
7. Building setbacks, easements and other property restrictions.
8. FEMA flood information including flood zone designation, open floodway, 100-year flood elevation.
9. Existing and proposed buildings, structures and facilities. Building, structure and facility information should include square footage, number of stories, number of dwelling units, entrances/exits, and floor elevations.
10. Existing and proposed site improvements such as sidewalks, curbing, parking areas including number/layout and handicap spaces/aisles, travel aisles, entrances/exits, loading areas, utilities, retaining walls and site signage.
11. Existing and proposed drainage features such as storm sewer systems/structures, sinkholes, ponds, natural and artificial watercourses, channels, streams and other waterbodies.
12. Storm water mitigation plan and associated calculations (when required).
13. Landscaping per city requirements.
14. Lighting plan per city requirements.
15. Erosion and sediment control plan.
16. Refuse collection location.

Major Site Plan -- A major site plan shall be submitted when the proposed development will disturb one acre or more. Major site plans shall be drawn to a scale of no greater than 1" = 50'; be prepared and contain the signed seal of the appropriate licensed professional registered in the State of Tennessee; and shall contain sufficient information to demonstrate the site is properly zoned and can meet all applicable site-related regulations inclusive of but not limited to the information required for minor site plans and the following:

1. Erosion and sediment control design per the city's ordinance including the Storm Water Pollution Prevention Plan.
2. Existing and proposed topography within 100-feet of the development with a minimum 2-foot contour interval.
3. Water quality design per the city's ordinance including the required drainage study/calculations.
4. Traffic impact study (when required).

1003 - SUBMITTAL AND APPROVAL

1. A completed minor or major site plan submittal shall consist of the site plan application form, copies as required by the city, an electronic copy of required plan, and the application fee. A pre-submission conference is recommended but not required.

2. A site plan shall be reviewed and processed administratively unless it is submitted as part of a development proposal requiring Planning Commission or Board of Zoning Appeals approval.
3. No building permit will be issued until site plan is approved.

1004 - SURETY FOR REQUIRED IMPROVEMENTS

Prior to approval of the site plan, the city may require surety for public infrastructure improvements. The surety shall be submitted in a form and in the amount established by the city.

1005 - INSPECTION AND SUPERVISION DURING INSTALLATION

The city will inspect all construction. One copy of the approved site plan and associated documents shall be kept on-site and made available to the city when requested. The owner or developer shall provide adequate on-site supervision during construction by a person familiar with the approved site plan requirements, city, state and federal regulations, construction methods who shall have the authority to make decision regarding construction of the project.

1006 - TIME OF VALIDITY OF APPROVED SITE PLANS

Construction or development may begin upon the approval of a site plan and acquisition of construction permits.

An approved site plan shall become null and void if no significant work or development has occurred on the site within twelve (12) months after the site plan is approved. Upon written request, the City Manager may grant an extension not to exceed twelve (12) months.

1007 - MODIFICATION OF APPROVED SITE PLAN

The City Manager or his designee may approve minor modifications to the site plan provided that:

1. The modifications comply with the Zoning Ordinance; and
2. The modifications are consistent with the original intent of the site plan.

Any deviation from an approved site plan without the prior written approval of the City Manager or his designee shall require the submission of a new site plan, and may result in a termination of all construction activities until the new site plan is approved.

1008 - SITE PLAN APPLICATION FEE

The application fee for a site plan shall be as fixed from time to time by the City Council.

Ord. 09-05 Chapter Revised 4-09

CHAPTER 11A

PERFORMANCE BASED LANDSCAPING REGULATIONS

- 1101A Intent
- 1102A Submittal Requirements
- 1103A Performance Criteria
- 1104A Preferred Materials
- 1105A Prohibited Locations and Landscaping
- 1106A Completion
- 1107A Maintenance
- 1108A Modifications

1101A. Intent

It is the intent of this chapter to provide a flexible, site-specific approach to provide landscaping that recognizes the unique nature of each development site. The general purpose of the chapter is to provide an alternative to the prescribed landscape regulations in Chapter 11 to visually enhance the City's appearance by way of natural and new vegetation, the reduction of erosion and stormwater runoff, the retention of natural vegetation, and the buffering of incompatible land uses. "Landscaping" shall be defined as the treatment of the ground surface with live planting materials or the retention of significant existing vegetation, including but not limited to trees, shrubs, grass, ground cover or other growing horticultural material. Other materials such as mulch, wood chips, stone, or decorative rock may also be utilized. Fencing is also an acceptable technique to buffer incompatible land uses.

1102A. Submittal Requirements

A performance based landscaping plan shall be submitted at the time of submittal of a site plan in a form as required by the City Manager. The landscape plan shall include the following information:

- (a) Common name of the planting materials to be used in the project;
- (b) Typical planting details;
- (c) Location of all planting areas and relationship to buildings, parking areas and driveways;
- (d) Identification and location of existing vegetation to be retained; and
- (e) Identification and location of non-living landscaping materials and fencing, if any, to be used.

1103A. Performance Criteria

1. Objectives for Performance Based Landscaping Plan. An effective landscaping plan shall utilize a variety of techniques for achieving the intent and purpose of this chapter. Property perimeter, building perimeter, and parking lot landscaping should be included as components of the overall landscaping plan.

- (a) Property Perimeter Landscaping. Property perimeter landscaping involves the land areas adjacent to lot lines or lease lines along the property boundary. Property perimeter landscaping serves to separate and minimize the impact between adjacent land uses where such landscaping is deemed necessary. This area must be of a sufficient width to accommodate landscape material at maturity; must provide appropriate lines of sight for driveways, roadways and intersections; and must provide unobstructed passage of pedestrians. There must be a minimum of one (1) new tree planted for each fifty (50) feet of street frontage. Lots fronting on two or more public or private streets shall have the total of all of the street frontage summed to determine the minimum number of trees. These trees may be grouped as appropriate to achieve the intended site design.

(b) Building Perimeter Landscaping. Building perimeter landscaping involves the area of the property adjacent to the building. Building perimeter landscaping is desirable to accent or complement buildings. The building perimeter landscaping area must be wide enough to extend beyond the front building overhang by a width sufficient to accommodate landscape material at maturity.

(c) Parking Lot Landscaping. Parking lot landscaping involves the land area adjacent to or within all parking lots and associated access drives. Parking lot landscaping serves to provide visual relief between vehicle parking areas and the remainder of the development. Parking lot landscaping must be of a sufficient width and area to accommodate landscape material at maturity. There shall be a minimum of one (1) new tree planted in the area adjacent to or within parking lots and associated access drives for each 5,000 square feet of pavement. The use of shade trees in parking areas is encouraged. If parking areas are not curbed, wheel stops or other acceptable border treatment must be installed to minimize vehicle encroachment into the landscape area. The landscape materials may be grouped as appropriate to achieve the intended site design.

2. Required Landscaping. A minimum of five percent (5%) of the land area within a project area must be landscaped.
3. Retention of Existing Mature trees. Retention of existing mature trees is encouraged and may be used to satisfy a limited portion of the required landscape area. When trees are being retained they must be properly protected during construction to ensure their survival.
4. Review. The City Manager may reconsider plans for amendments after they have been approved if problems arise in carrying out the landscaping plan as originally approved.

1104A. Preferred Materials.

Use of native species that are appropriate for an urban environment is encouraged. Use of non-native invasive plants as specified by the U.S. Department of Agriculture is prohibited. The city may be consulted for clarification on acceptable species..

1105A. Prohibited Locations and Landscaping.

- (1) Within any recorded water, sewer, or drainage easement, no species of any tree prone to clogging water mains or sewer lines may be planted, including but not limited to Poplar, Box Elder, Silver Maple, American Elm, Catalpa, Siberian Elm, Cottonwood, Black Walnut, and Weeping Willow.
- (2) Within any recorded easement for overhead electric or telecommunication lines, no species of any tree known to reach a mature height greater than twenty (20) feet may be planted.

1106A. Completion

All required landscaping as presented in the approved performance based landscaping plan shall be installed prior to the issuance of the certificate of occupancy. In the event that the landscaping has not been completed upon request for the certificate of occupancy, a Temporary Certificate of Occupancy may be issued for a period not to exceed nine (9) months upon the filing of a 100% landscaping performance bond or other surety in a form and type acceptable to the City Manager.

1107A. Maintenance

The approved performance based landscaping plan shall be maintained, and live planting materials replaced, in accordance with the performance criteria to perpetually satisfy the intent of this chapter.

1108A. Modifications

Whenever there are practical difficulties in carrying out the provisions of this chapter, the City Manager may grant minor modifications for individual cases, provided that a finding is made that a special individual reason makes the strict letter of this chapter impractical and that the modification is in conformity with the intent and purposes of this chapter.

Ord. 09-01 - Chapter Added 2/09

CHAPTER 12

AMENDMENT AND LEGAL STATUS PROVISIONS

- 1201 Amendments
- 1202 Legal Status Provisions

1201 - AMENDMENTS

This Zoning Ordinance, including the Zoning Map, may be amended by the City Council from time to time as provided by law.

Any person may request a zoning map or text amendment by filing an application accompanied by a fee in an amount to be fixed by the City Council from time to time.

Ord. 08-04 Updated 3/08

1202 - LEGAL STATUS PROVISIONS

1. *Conflict with Other Ordinances.*
Whenever the regulations contained in this Ordinance require a greater width or size of yards, courts, or other open spaces, or require a lower height of buildings or less number of stories, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required in any other Ordinance or statute, the provisions of this Ordinance shall govern. Whenever the provisions of any other Ordinance, covenant, or statute require a greater width or size of yards, courts, or other open spaces, or require a greater percentage of lot to be left unoccupied, or impose other higher standards than are required by this Ordinance, the provisions of such other Ordinance, covenant, or statute shall govern.
2. *Validity.*
Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof other than the part so declared to be invalid or unconstitutional.
3. *Repeal of Conflicting Ordinances.*
The Zoning Ordinance of the City of Bristol Tennessee as adopted on final reading on June 1, 1943, and all subsequent amendments thereto are hereby repealed, as of the effective date of this ordinance (April 4, 1986).