

ARTICLE VI

PROVISIONS GOVERNING USE DISTRICTS

SECTION

- 601. **R-1, Low Density Residential**
- 602. **R-2, Medium Density Residential**
- 603. **C-1, General Commercial**
- 604. **C-2, Corridor Commercial**
- 605. **M-1, Light Industrial**
- 606. **F-1, Flood Hazard**

601. **R-1, Low Density Residential.** It is the purpose and intent of this district to protect areas that have been previously developed for residential use and to provide areas that are suitable for low density housing. This district is designed to secure for the persons who reside there a comfortable, healthy, safe, and pleasant environment in which to live and to prohibit incompatible and disruptive activities.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable sections of this ordinance. (See especially, Articles III, IV, and VII).

1. **Permitted Uses.**
 - a. Single family dwellings.
 - b. Single family dwellings, with one (1) accessory apartment.
 - c. Single family planned unit developments developed in accordance with Section 308.
 - d. Duplex dwellings.
 - e. Publicly owned buildings and uses; schools offering general education; churches; and, country clubs, tennis clubs, and other similar uses which characteristically provide recreation or leisure activities for nearby residents on a membership basis, provided:
 - i. A site plan prepared in accordance with Section 310 is submitted to the planning commission for review.

- ii. All buildings are setback at least fifty (50) feet from side and rear property lines unless adjacent to property zoned C-1, C-2, or M-1.
 - iii. An evergreen plant buffer and/or obscuring fence at least eight (8) feet in height is placed along side and rear property lines.
 - iv. The site is located on a collector or arterial street.
 - f. Light utility uses, except service and supply yards of any size provided:
 - i. All structures are setback at least twenty-five (25) feet from side and rear property lines; unless adjacent property is zoned C-1, C-2, or M-1.
 - ii. An evergreen plant buffer and/or obscuring fence at least eight (8) feet in height is placed around the light utility use or along the side, rear, and front property lines.
 - g. Agriculture; except for, the raising of swine, commercial poultry farms, high intensity commercial cattle, equine, or other type livestock farms, and dog kennels (See “Special Exception Uses” below).
 - h. Customary home occupations subject to the requirements of Section 313.
 - i. Customary accessory buildings, structures, and uses subject to the requirements of Section 407.
 - j. Signs, subject to the requirements of Section 309.
 - k. Off-street parking and access control is required, and shall be developed in accordance with the provisions of Sections 303-307.
 - l. Temporary office and storage buildings located on approved construction sites, provided they are removed upon completion of construction.
2. Special Exception Uses. The following uses may be allowed upon approval by the Board of Zoning Appeals. A sketch plan, as set out in Section 903, shall be submitted with the application for Special Exception approval.

- a. The keeping or raising of swine, subject to the following minimum standards:
 - i. No hog(s) shall be placed upon any parcel of property that is less than five (5) acres in size.
 - ii. Up to three (3) hogs may be permitted on any one five (5) acre parcel and one (1) additional hog may be permitted for each acre over (5) acres contained in any one parcel; provided the provisions of iii-v below are observed.
 - iii. No free-ranging swine nor any barn, pen, feed lot, or watering pond or trough, shall be located any closer than five hundred (500) feet from any property line and/or free-flowing stream. The area within which swine are confined shall be surrounded by a structure and/or fencing that will prevent the escape of swine onto adjoining properties or public right-of-way.
 - iv. The manner in which swine are kept, in addition to the conditions set out in Sections i, ii, and iii above, shall be in accordance with generally accepted swine farming practices. The Board of Zoning Appeals may consult with the Blount County Health Department or other recognized experts in order to determine if proper practices are being proposed.
 - v. No swine farming operation shall be conducted in such a manner as to become a nuisance or threat to the public health or safety.
 - vi. Any other conditions the Board of Zoning Appeals may impose based upon circumstances, which may be peculiar to any one site.
 - b. Commercial poultry farms, high intensity commercial cattle, equine, or other type livestock farms; and dog kennels, so long as such uses may be operated in such a way as to be in keeping with the general intent of the district, and subject to any conditions the Board of Zoning Appeals may impose based upon circumstances which may be peculiar to any one site.
3. Uses Prohibited. Any use not listed in Section 1 above, and any use not approved for a specific site under provisions of Section 2 above.

- 602. R-2, Medium Density Residential.** It is the intent of this district to provide areas for medium density residential development and other uses compatible with such development.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable section so this ordinance. (See especially Articles III, IV, and VIII).

1. Permitted Uses.

- a. Any use permitted in the R-1 District, subject to any development regulations for such uses.
- b. Multi-family dwellings subject to the requirements of Section 310. Multi-family developments, which include more than one (1) multi-family dwelling on a lot shall be considered as a PUD and shall also be subject to the requirements of Section 308.
- c. Day care centers serving between five (5) and twelve (12) children unrelated to the operator (defined as “family day care homes” and “group day care homes” in 71-3-501, TCA); provided, however a sketch plan, as set out in Section 903, is first reviewed and approved by the planning commission.
- d. Boarding house, rooming house, tourist home, or bed and breakfast inn, provided that there shall be no greater than five (5) guest rooms.
- e. Customary home occupations; subject to the requirements of Section 313.
- f. Customary accessory buildings, structures, and uses subject to the requirements of Section 407.
- g. Signs, subject to the requirements of Section 309.
- h. Off-street parking and access control is required, and shall be developed in accordance with the provisions of Sections 303-307.
- i. Temporary office and storage buildings located on approved construction sites, provided they are removed upon completion of construction.

2. Special Exception Uses. None.

3. Uses Prohibited. Any use not listed in Section 1 above, and any use not approved for a specific site under provisions of Section 2 above.

603. C-1, General Commercial. The intent of this district is to provide areas for retail trade and service establishments, offices, personal services establishments, and business services establishments oriented primarily toward serving local citizens and other uses compatible with the intent of this district.

When proposed uses are adjacent to a residential zoning district, a buffer strip shall be established.

Prior to the issuance of any building permit, a site plan, prepared in accordance with section 310, shall be submitted to and approved by the planning commission for uses permitted in this district.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable sections of this ordinance. (See especially, Articles III, IV, and VII).

1. Permitted Uses.
 - a. Retail trade and services; except that no outside storage or sales shall be permitted unless adequately screened from neighboring properties and public rights-of-way.
 - b. Business, professional, and personal services.
 - c. Gasoline service stations, including those with convenience stores, and/or with facilities for minor automobile service activities; except that no outdoor storage of vehicles or merchandise shall be permitted unless adequately screened from neighboring properties and public rights-of-way.
 - d. Cultural and social activities, including fraternal clubs and lodges.
 - e. One (1) dwelling unit, accessory to and part of another use permitted in this district, intended primarily for occupation by a business owner, manager, or security staff.
 - f. Publicly owned buildings and uses.
 - g. Schools offering general education.
 - h. Churches

- i. Day care centers
 - j. Light utility uses
 - k. Customary accessory buildings, structures, and uses subject to the requirements of Section 407.
 - l. Signs, subject to the requirements of Section 309.
 - m. Off-street parking and access control is required and shall be developed in accordance with the provisions of Sections 303-307 except that no new off-street parking shall be required for the reuse of existing structures where no additional lot area is available. Any off-street parking that is provided, however, shall meet the applicable provisions of Sections 302-307 as closely as is practicable.
 - n. Temporary uses, subject to the requirements of Section 312.
2. Special Exception Uses. None.
3. Uses Prohibited. Any use not listed in Section 1 above, and any use not approved for a specific site under provisions of Section 2 above.

604. C-2, Corridor Commercial. The intent of this district is to provide areas for retail sales establishments, offices, personal services establishments, and business establishments to serve the needs of the traveling public as well as the greater Friendsville area and to allow other uses compatible with the intent of this district in a manner which will protect the travel efficiently, traffic safety, and aesthetics along such commercial corridors.

When proposed uses are adjacent to a residential zoning district a buffer zone at least ten (10) feet in width shall be established in which no part of any principal or accessory building or use, including parking, may be located, and, within which a buffer strip and/or obscuring fence shall be maintained.

Prior to the issuance of any building permit, a site plan, prepared in accordance with Section 310, shall be submitted and approved by the planning commission.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable sections of this ordinance. (See especially Articles III, IV, and VII).

- 1. Permitted Uses.
 - a. Retail trade and services.

- b. Business, professional, and personal services.
- c. Gasoline service stations, including those with convenience stores and/or with facilities for automobile service activities.
- d. Multi-family housing. Multi-family developments, which include more than one (1) multi-family dwelling on a lot shall be considered as a PUD and shall also be subject to the requirements of Section 308.
- e. Vehicle sales, rental, and repair services.
- f. Cultural and social activities, including fraternal clubs and lodges.
- g. One (1) dwelling unit, accessory to and part of another use permitted in this district, intended primarily for occupation by a business owner, manager, or security staff.
- h. Publicly owned buildings and uses.
- i. Schools offering general education
- j. Churches.
- k. Day care centers, and Child Care Centers as defined in TCA 71-3-501.
- l. Nursing homes.
- m. Light and heavy utility uses, provided storage yards are adequately screened from neighboring properties and public rights-of-way.
- n. Retail plant nurseries, and landscaping services establishments, provided storage yards for mulch, topsoil, growing containers, etc., are adequately screened from neighboring properties and public rights-of-way.
- o. Funeral homes.
- p. Hotels and motels.
- q. Mini-warehouses/self-storage facilities.

- r. Construction services establishments provided all materials storage and inoperable vehicles are stored indoors or are adequately screened from neighboring properties and public rights-of-way.
- s. Indoor commercial recreation and amusement activities.
- t. Hospitals.
- u. Customary accessory buildings, structures, and uses subject to the requirements of Section 407.
- v. Signs, subject to the requirements of Section 309.
- w. Off-street parking and access control is required and shall be developed in accordance with the provisions of Sections 303-307, including Section 305.9, where applicable. Off-street parking for development sites having frontage on a major arterial, as shown on the city's zoning map, shall be set back at least ten (10) feet from the street right-of-way and landscaped in accordance with Section 310.2.b.
- x. Temporary uses, subject to the requirements of Section 312.

2. **Special Exception Uses.**

The following may be permitted after review and finding of the Board of Zoning Appeals that such use is compatible with surrounding land uses and can be supported with existing infrastructure. In approving such use, the board may impose reasonable conditions upon its operation to insure its continued compatibility with surrounding uses. Prior to considering a request for a special exception for the following uses, the board shall advertise a public hearing on the matter at least 10 (ten) days prior to the date of such hearing and shall require the submission of a site plan prepared in accordance with general provisions for commercial uses in the zone.

- (a) Pain Management Clinic, with the following requirements: clinic shall meet and maintain all licensing and permit requirements of the State of Tennessee, including but not limited to those in TCA 63-1-301, *et seq.*; clinic location shall be 1000 feet from any school, day care facility, park, or church measured from property line to property line; clinic location shall be 300 feet from any residential structure; clinic property abutting an R-1 zoned property (not a public right-of-way) shall be secured from access across property line by a fence no less than 6 feet in height; clinic location and access shall be on a major arterial street as shown on the Major Road Plan for Friendsville.
3. **Uses Prohibited.** Any use not listed in Section 1 above, and any use not approved for a specific site under provisions of Section 2 above.

- 605. M-1, Light Industrial District.** The intent of this district is to provide areas for scientific research and development; light manufacturing, processing, and assembly; storage, warehousing, and distribution; and other light industrial uses which can be located in reasonable proximity to commercial or residential uses without significant adverse impacts and to allow other uses generally compatible with the intent of this district.

When proposed uses are adjacent to a residential zoning district, such uses shall be developed in accordance with Section 311.2.a.i. (a), (b), and (c).

Prior to the issuance of any building permit, a site plan, prepared in accordance with Section 311, shall be submitted and approved by the planning commission.

In order to achieve the purpose and intent of this district, as shown on the zoning map, the following uses are permitted, provided such uses are developed in accordance with site development standards contained in this and other applicable sections of this ordinance. (See especially, Articles III, IV, and VII).

1. Permitted Uses.

- a. Scientific research and development establishments.
- b. Warehouses.
- c. Wholesale trade establishments.
- d. Motor freight terminals.
- e. Light manufacturing plants, to include concrete mixing and batching plants but not cement manufacturing plants (see definitions under Manufacturing).
- f. Food and dairy products processing, excluding slaughter houses.
- g. Construction services and materials establishments.
- h. Landscaping services establishments.
- i. Medical clinics and day care centers accessory to an industrial use and intended to provide care primarily to the employees of such industrial use and their families.
- j. Light and heavy utility uses.

- k. Retail sales of food and sundry-type items, located within an industrial building or PUD, intended for sale only to the work force within that building or PUD.
 - l. Retail sales to the general public in conjunction with an industrial use only under the following conditions:
 - i. The commodities offered for sale have been manufactured, processed, fabricated, or warehoused on the premises;
 - ii. The retail sales are purely incidental to the industrial use of the property;
 - iii. The amount of area devoted to retail sales is no more than twenty (20) percent of the gross floor area of the main floor of the primary industrial building on the premises, or, four-thousand (4,000) square feet, whichever is less.
 - m. Construction and farming vehicle and equipment sales, rental, and services establishments.
 - n. Publicly owned buildings and uses.
 - o. Customary accessory buildings, structures, and uses subject to the requirements of Section 407.
 - p. Signs, subject to the requirements of Section 309.
 - q. Off-street parking and access control is required and shall be developed in accordance with the provisions of Sections 303-307, including 305.9, where applicable. Off-street parking for development sites having frontage on a major arterial, as shown on the city's zoning map, shall be set back at least ten (10) feet from the street right-of-way and landscaped in accordance with Section 311.2.b.
 - r. Major earthmoving.
 - s. Temporary uses, subject to the requirements of Section 312.
- 2. Special Exception Uses. None.
 - 3. Uses Prohibited. Any use not listed in Section 1 above, and any use not approved for a specific site under provisions of Section 2 above.
- 606. F-1, Flood Hazard District.** The flood hazard district is established as an overlay district, the intent of which is to protect the health, safety, and welfare of

the citizens by requiring that development within this district be regulated in accordance with the National Flood Disaster Act of 1973, as amended through October 1990. The regulations of any zoning district underlying the F-1 district shall prevail; except that, no building, development, or improvement project shall be commenced within the F-1 district unless a permit has been obtained from the building official stating such project plans meet the requirements of the city's flood damage prevention ordinance, a copy of which is on file in the building official's office.