03.01 General Classification Rules

The provisions of this section shall be known as the Use Classifications. The purpose of these provisions is to classify uses into a number of specifically defined types on the basis of common functional characteristics and similar compatibility with other uses, thereby providing a basis for regulation of uses in accordance with criteria which are directly relevant to the public interest. These provisions shall apply throughout the zoning regulations.

03.02 Listing of Activity Classifications

All activities are hereby classified into the following activity types: (Vacant land, itself, shall not constitute an activity type.)

03.02.010 Residential Activities:
A. Dwelling, one-family detached
B. Dwelling, attached
C. Dwelling, two-family detached
D. Dwelling, mobile home
E. Dwelling, multi-family
F. Dwelling, mobile home
G. Dwelling, multi-family
H. Bed and Breakfast Homestay
I. Community Residential Home

03.02.020 Community Facility Activities:
A. Administrative
B. Assisted Living
C. Community Assembly
D. Community Education
E. Essential Service
F. Extensive Impact
G. Health Care
H. Intermediate Impact
I. Limited Child and Adult Care
J. Non-assembly Cultural
K. Nursing Home
L. Place of Worship
M. Utility and Vehicular

03.02.030 Commercial Activities:
A. Animal Care
B. Automotive Parking
C. Automotive Parking (Limited Lot)
D. Automotive Repair and Cleaning
E. Automotive Servicing
E.1. Bed and Breakfast Inns
F. Building and Communication Service
G. Construction Sales and Services
H. Consumer Laundry and Repair
I. Convenience Sales and Service
J. Financial, Consulting, and Administrative
K. Food Service
L. Food Service - Drive-in
M. General Personal Service
N. General Retail Trade
O. Group Assembly - Extensive

P. Group Assembly – Limited

P.1. Limited Newspaper and Periodical Printing

Q. Medical Services

R. Research Service

S. Retail Business Supply

T. Scrap Operation

U. Transient Habitation

V. Transport and Warehousing

W. Undertaking Service

X. Vehicular, Craft, and Related Equipment Sales, Retail and Delivery

Y. Wholesale Sales

Z. Limited Retail Sales

AA. Limited Warehousing

BB. Adult Entertainment (See 02.02 Definitions)

03.02.040 Manufacturing/Industrial Activities:

A. Limited

B. Intermediate

C. Extensive

03.02.050 Agricultural Activities:

A. Crop and Animal Raising

B. Plant Nursery

03.03 Accessory Uses

In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and
subordinate to the principal activity. The accessory uses permitted are presented with the regulation section of each district.

03.04  Classification of Combination of Principal Activities

The following rules shall apply where a single zone lot contains activities which resemble two or more different activity types and which are not classified as accessory activities.

03.04.010  Separate Classification of Each Establishment

The principal activities on a single zone lot by each individual establishment, management, or institution shall be classified separately.

03.04.020  Separate Classification of Different Major Classes of Activities Conducted by a Single Establishment

If the principal activities conducted by a single establishment, management, or institution resemble two or more different major classes of activities, to wit, Residential, Community Facilities, Commercial, Manufacturing, or Agricultural Activities - the principal activities of each major class shall be classified separately.

03.04.030  Classification of Different Activities Within the Same Major Class, Conducted by a Single Establishment

If principal activities conducted on a single zone lot by a single establishment, management, or institution resemble two or more activity types within the same major class of activities, all such principal activities shall be classified in the activity type within said class the description of which type most closely portrays the overall nature of such activities. However, when activity types have any characteristics of Utility and Vehicular, Health Care, Intermediate Impact, or Extensive Impact Community Facility; or Food Service Drive-in, Auto Parking, Wholesale, Transport and Warehousing, Scrap Operation or Group Assembly - Extensive Commercial Activities; or Extensive Manufacturing Activities, all such principal activities within the same major class of activities as any of such types the description of which most closely portrays said principal activities; except that all such Commercial Activities shall be classified within the Scrap Operation Commercial Activities type if they have any of its characteristics.

03.05  Residential Activities; Class and Types

03.05.005  Activity Type – Bed and Breakfast: The occupancy of a structure for commercial lodging or transient housing uses on a limited scale.

03.05.010  Activity Type - Dwelling One-Family Detached: The occupancy of a one-family dwelling which is entirely separated from structures located on adjacent lots.
03.05.020 **Activity Type - Dwelling Attached**: The occupancy of a building containing not more than two dwelling units attached at the side or sides by a party wall without openings in a series of three or more principal buildings each containing not more than two dwelling units.

03.05.030 **Activity Type - Dwelling, Two-Family**: The occupancy of a building containing two dwelling units.

03.05.030.5 **Activity Type – Dwelling Two-Family detached**: The occupancy of a dwelling unit which is entirely separated by another any other unit on the same lot.

03.05.040 **Activity Type – Dwelling, Mobile Home**: The occupancy of a detached one-family dwelling unit having the following characteristics: A structure manufactured before June 15, 1976 that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as compiled in 42 U.S.C., Section 5401 et. seq. It is a structure that is transportable on one (1) or more sections, which, in the traveling mode, is eight (8) body feet or more in width, or forty body feet or more in length, or when erected on site, is three hundred twenty (320) or more square feet, and which is built on a permanent Chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contain in the structure; and includes a “Manufactured home” and “Mobile home” as defined by Section 68-126-202, Tenn. Code Annotated.

03.05.050 **Activity Type - Dwelling, Upper Story Residential**: The area of a building above the ground floor (which is above the cellar), which is principally used, designed, or adapted for use by one or more households each of which has separate living quarters.

03.05.060 **Activity Type – Multi-Family**: The occupancy of three or more dwelling units for permanent residential use in a single structure that may or may not be separated by firewalls but which are contained on a single lot or parcel.

**03.06 Community Facilities Activities: Class and Types**

03.06.010 **Activity Type - Administrative Services Community Facilities**: Include the activities typically performed by non-profit private, public, and utility administrative offices.

03.06.010.5 **Activity Type – Assisted Living**: The occupancy of a congregate care residential facility with separate living quarters and accessory supportive services including health care and a central private kitchen.

03.06.020 **Activity Type - Community Assembly Community Facilities**: Include the activities typically performed by, or at, the following institutions and installations:
A. Parochial and private, non-profit clubs, lodges, meeting halls, and recreation centers and areas

B. Temporary non-profit festivals

03.06.030 **Activity Type - Community Education Community Facilities:** Include the activities typically performed by the following institutions:

A. Orphanages

B. Public, parochial, and private nursery schools, kindergartens, primary, and secondary schools

03.06.040 **Activity Type - Essential Service Community Facilities:** Includes the maintenance and operation of the following installations:

A. Electrical, communication, and telephone distribution lines and poles, water, storm drainage, sewer lines, and gas distribution lines with incidental appurtenances thereto, but excluding electric transmission lines and major fuel transmission lines.

B. Private streets

C. Rights-of-way to all modes of transportation

D. Small landscaped, scenically significant open areas, natural reserves

E. Public community centers and recreation areas, such as playgrounds and playfields

F. Emergency first aid stations

03.06.050 **Activity Type - Extensive Impact Community Facilities:** Include the activities that have a high degree of effect upon the surrounding land uses due to their hazards, nuisance characteristics, as well as the traffic generation characteristics, parking requirements, and land requirements and typically performed by, or the maintenance and operation of, the following institutions and installations:

A. Airports, air cargo terminals, heliports, helistops, or any other aeronautical device

B. Detention and correction institutions

C. Sanitary land fills

D. Major mail processing centers

E. Military installations

F. Public and private utility corporations or truck yards
G. Radio and television transmission stations

H. Railroad, bus, and transit terminals

I. Railroad yards and other transportation equipment marshaling and storage yards

J. Stadiums, sports arenas, auditoriums, and bandstands

K. Zoological gardens

L. Electricity transmission lines (overhead electrical transmission lines which are principally supported by units having two or more poles or other structures including towers or with the base of the pole or other structure in excess of two feet in diameter) and major fuel transmission lines

03.06.060 Activity Type - Health Care Community Facilities: Include the activities typically performed by the following institutions:

A. Health Care

B. Hospitals

C. Centers for observation or rehabilitation, with full-time supervision or care

03.06.070 Activity Type - Intermediate Impact Community Facilities: Include the activities that have a significant effect upon the surrounding land uses due to their traffic generation characteristics, parking requirements, and land requirements, and typically performed by, or the maintenance and operation of, the following institutions or installations:

A. Cemeteries, mausoleums and columbariums

B. Colleges, junior colleges, and universities, but excluding business schools operated as profit-making enterprises

C. Commercial marinas and boat docks

D. All golf courses

E. Reservoirs and water tanks

F. Sewage disposal treatment plants

03.06.080 Activity Type - Limited Child and Adult Care Community Facilities: Includes the activities typically performed by the following facilities:
A. Limited Child Care Facilities: Includes day care services provided to children under eighteen (18) years of age for less than twenty-four (24) hours a day and without living accommodations for the clientele.

B. Limited Adult Care Facilities: Includes day care services provided to adults recipients, eighteen (18) years of age or older, for less than twenty-four (24) hours a day, by a provider of such services who is not related to such adult in accordance with Tennessee State Law and rules established by the Tennessee Department of Human Services.

03.06.090 Activity Type - Non-assembly Cultural Community Facilities: Include the activities typically performed by the following institutions:

A. Public, parochial, and private non-profit museums and art galleries
B. Public, parochial, and private non-profit libraries and observatories

03.06.100 Activity Type - Nursing Home Community Facilities: Include the activities typically performed by the following institutions:

A. Rest homes and homes for the aged
B. Nursing homes and convalescent hospitals
C. Assisted living facilities

03.06.110 Activity Type - Place of Worship: Any structure or site such as a church, synagogue, chapel, sanctuary, used for the collective or individual involvement with a religious activity, such as rites, rituals, ceremonies, and discussions.

03.06.120 Activity Type - Utility and Vehicular Community Facilities: Include the maintenance and operation of the following installations:

A. Communication equipment installation and exchanges
B. Electrical substations
C. Gas substations
D. Neighborhood news carrier distribution centers
E. Police stations and fire stations
F. Post offices, but excluding major mail-processing centers
03.07 Commercial Activities: Class and Types

03.07.010  Activity Type - Animal Care Commercial Activities: Include the provision of animal care, treatment, and boarding services.

03.07.020  Activity Type - Automotive Parking Commercial Activities: Includes the parking and storage of motor vehicles. This does not include the storage of scrap automobiles.

03.07.030  Activity Type - Automotive Repair and Cleaning Commercial Activities: Includes the major repair or painting of motor vehicles, including body work and installation of major accessories, as well as the washing and polishing of motor vehicles.

03.07.040  Activity Type - Vehicular, Craft and Related Equipment Sales and Rental Commercial Activities: Includes the retail or wholesale sale or rental, from the premises, of vehicular and related equipment, with incidental maintenance.

03.07.050  Activity Type - Automotive Servicing Commercial Activities: Include the sale, from the premises, of goods and the provision of services which are generally required in the operation and maintenance of automotive vehicles and the fulfilling of motorist needs, including sale of petroleum products together with sale and servicing of tires, batteries, automotive accessories, and replacement items, lubricating services, and performance of minor repairs.

03.07.060  Activity Type - Business and Communication Service Commercial Activities: Includes the provision of services of a clerical, goods brokerage, communications of a minor processing nature, including multi-copy and blueprinting services, custom printing, limited to a maximum of 2,500 square feet of floor space, but excluding the printing of books, other than pamphlets and small reports. These activities do not include the storage of goods and chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.070  Activity Type - Construction Sales and Service Commercial Activities: Includes the construction and incidental storage activities performed by construction on zone lots other than construction sites, as well as the retail or wholesale sales, from the premises of materials used in the construction of buildings or other structures.

03.07.080  Activity Type - Consumer Laundry and Repair Service Commercial Activities: Include the cleaning or repair of personal apparel and household appliances, furniture, and similar items, other than services listed in Convenience Sales and Service Commercial, but exclude repair of motor vehicles and of structures.

03.07.090  Activity Type - Convenience Sales and Services Commercial Activities: Includes the retail sale, from the premises, of drugs and other frequently needed small personal convenience items such as toiletries, tobacco, magazines, and limited grocery
items, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care and self-service gasoline as an accessory item to another use; and include shoe shining and operation of self-service laundromats and laundry or dry cleaning pick-up stations but exclude other apparel cleaning and repair services. No establishment shall exceed 5,000 square feet of gross floor area.

03.07.100 Activity Type - Financial, Consultive, and Administrative Commercial Activities: Include the provision of financial, insurance, and real estate brokerage services, as well as the provision of advice, designs, information, or consultations of a professional nature (other than the services classified as Community Facility Activities or described as Medical Service, Business and Communication Services or Research Center). They also include the executive, management, administrative, and desired activities of private, profit oriented firms, other than public utility firms. These activities do not include the storage of goods and chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.110 Activity Type - Food Service Commercial Activities: Includes the retail sale of prepared food or beverages for primarily on-premises consumption on the same zone lot, but not to be consumed within a parked car.

03.07.120 Activity Type - Food Service Drive-in Commercial Activities: Includes the retail sale of prepared food or beverages for either home or on-premises consumption, which may be either consumed within a parked car on the same zone lot or within the principal structure on the zone lot.

03.07.130 Activity Type - General Personal Services Commercial Activities: Include the provision to individuals of informational, instructional, and other services not including Financial, Consulting and Administrative Services, Group Assembly, or Transient Habitation or services classified as Community Facilities. The activities do not include the storage of goods or chattels for the purpose of sale unless otherwise permitted by other provisions of this Ordinance.

03.07.140 Activity Type - General Retail Sale and Service Commercial Activities: Include the retail sales or rental from the premises, primarily for personal or household use, of goods and/or services consisting primarily of items such as commercial amusements or food products sales other than those described as Food Service, Food Service - Drive-in or Convenience Sales and Service Commercial Activities, but exclude sale or rental of motor vehicles, except for parts and accessories, and sale of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware.

03.07.150 Activity Type - Group Assembly Extensive Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other
than those classified as Community Facilities, to assembled groups of spectators or participants numbering 500 or more.

03.07.160  Activity Type - Group Assembly Limited Commercial Activities: Includes the provision of cultural, entertainment, educational, and athletic services, other than those classified as Community Facilities, to assembled groups of spectators or participants smaller than 500 in number.

03.07.170  Activity Type - Medical Service Commercial Activities: Includes the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services.

03.07.180  Activity Type - Research Service Commercial Activities: Include research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service or which is conducted by and for a private profit-oriented firm.

03.07.190  Activity Type - Retail Business Supply Commercial Activities: Includes the retail sale or rental from the premises, primarily to firms and other organizations using the goods rather than to individuals, of office equipment and supplies and similar goods, together with the provisions of incidental maintenance services; but exclude sale or rental of motor vehicles, except for parts and accessories, and sale of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware.

03.07.200  Activity Type - Scrap Operation Commercial Activities: Include the storage and sale, from the premises, of used waste materials or other items except when such activities are incidental to a manufacturing operation.

03.07.210  Activity Type – Transient Habitation Commercial Activities: Includes the provision of lodging services to transient guests, having at least 70 percent of its accommodation available on a less-than-weekly basis and includes hotels, motels and Bed and Breakfast Inns.

03.07.220  Activity Type - Transport and Warehousing Commercial Activities: Includes the provision of warehousing and storage, freight handling, shipping, and trucking services.

03.07.230  Activity Type - Undertaking-Service Commercial Activities: Includes the provision of undertaking and funeral services involving the care and preparation of the human deceased prior to burial.

03.07.240  Activity Type - Wholesale Sales Commercial Activities: Include the storage and sale, from the premises, of goods to other firms for resale, as well as the storage of goods on the premises and their transfer therefrom to retail outlets of the same
firm; but exclude sale or storage of motor vehicles, except for parts and accessories, sales or storage of materials used in construction of buildings or other structures, except for paint, fixtures, and hardware, and sale of fuels, including coal and oil.

03.07.250  Activity Type - Limited Newspaper and Periodical Printing: Include the layout, printing, sales and distribution operations for a newspaper, magazine or other periodical, with the physical space for the printing limited to 15,000 square feet.

03.07.260  Activity Type - Limited Retail Sales Activities: Drug Stores or apothecaries that have full time pharmacist(s) during operating hours. Retail flower and/or gift shops.

03.07.270  Activity Type - Limited Warehousing Commercial Activities: Include the provision of storage facilities for individuals and small businesses with the size of each storage unit being limited to a maximum of 500 square feet and the facilities designed to prohibit the use by and generation of heavy or semi-truck traffic and prohibit retail sales or retail activities on the site. An on-site apartment may be permitted for security purposes.

03.08  Manufacturing Activities: Class and Types

This section describes the major class of Manufacturing Activities and its constituent types. Manufacturing Activities include the on-site production of goods by methods other than agriculture and extractive in nature. They also include certain activities accessory to the above.

03.08.010  Activity Type - Limited Manufacturing Activities:
The following activities and operations are included in Limited Manufacturing Activities:

A. The manufacture, compounding, processing, assembling, packaging, treatment, or fabrication of the following products:
   Apparel accessories, such as hats, jewelry, umbrellas; not including footwear
   Art Objects
   Bakery Goods
   Beverages (non-alcoholic, but includes microbreweries of less than 15,000 gallon capacity)
   Dairy Products
   Instruments for Medical, Dental, Engineering, Scientific, and Other Professional Purposes
   Optical Instruments and Lenses
   Printed Matter
   Signs
   Book Binding
   Data Processing Service
   Photocopying
Photoengraving
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Upholstering

03.08.020 Activity Type - Intermediate Manufacturing Activities: Intermediate Activities include the following:

A. All Limited manufacturing activities plus the manufacture, compounding, assembling, packaging, treatment or fabrication of products except for the following:

- Cotton Seed Oil*
- Explosives
- Fireworks
- Organic Fertilizers

B. Other activities and operations except for the following:

- Abrasive, Asbestos, and Non-metallic Mineral Processing*
- Arsenals
- Asphalitic Cement Plants
- Atomic Reactors
- Automobile Wrecking Yards
- Cement and/or Concrete Plants
- Chemical Manufacturing in excess of 1 ton per day
- Cotton Ginning*
- Fat Rendering
- Foundries
- Grain Milling
- Junk Yards
- Offal Processing
- Ore Reduction
- Paper Mills
- Petroleum Refining
- Pulp Manufacturing
- Radioactive Materials Waste Handling
- Rock Crushing
- Rolling and Finishing of Ferrous Materials*
- Slaughtering of Animals
- Smelting and Refining of Metals and Alloys*
- Steel Works (other than those listed)
- Tanning
Waste Disposal by Compacting or Incineration, as a principal use

* These activities may be considered as Intermediate Manufacturing Activities if conducted in completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

03.08.030 Activity Type - Extensive Manufacturing Activities: Extensive Manufacturing Activities (described in Section 03.08.020) and the exceptions listed above, except as follows:

- Arsenals
- Asphaltic Cement Plants
- Atomic Reactors
- Automobile Wrecking Yards
- Chemical Manufacturing in excess of 1 ton per day
- Explosive Manufacturing and Storage
- Fat Rendering
- Fireworks Manufacturing
- Hazardous Wastes Storage and/or Transfer
- Junk Yards
- Offal Processing
- Ore Reduction
- Paper Mills
- Petroleum Refining
- Pulp Manufacturing
- Radioactive Waste Handling
- Slaughtering of Animals
- Tanning

03.09 Agricultural Activities: Class and Types

03.09.010 Activity Type - Crop and Animal Raising Agricultural Activities: Includes the raising of tree, vine, field, forage, and other plant crops intended to provide food or fibers, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase, but specifically excluding commercial feed lots.

03.09.020 Activity Type - Plant Nursery Agricultural Activities: Include the cultivation for sale of horticultural specialties such as flowers, shrubs, and trees, intended for ornamental, landscaping purposes.

03.10 Administrative Standards

Whenever, in the course of administration and enforcement of this Ordinance, it is necessary or desirable to make any administrative decisions, then, unless other standards are provided in this Ordinance, the decision shall be made so that the result will not be
contrary to the spirit and purpose of this Ordinance or injurious to the surrounding neighborhood.
(Ordinance O1702-14, 3-21-17)
### ARTICLE 3.00 AMENDMENTS

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