AN ORDINANCE OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE, APPROVING AN AMENDMENT TO THE GALLATIN ZONING ORDINANCE, ARTICLE 2.00, SECTION 02.02, DEFINITIONS, ARTICLE 3.00, USE CLASSIFICATION, SECTION 03.02, LISTING OF ACTIVITY CLASSIFICATIONS, SECTION 03.05, RESIDENTIAL ACTIVITIES: CLASS AND TYPES, SECTION 03.07 COMMERCIAL ACTIVITIES: CLASS AND TYPES, SECTION 03.08 MANUFACTURING ACTIVITIES: CLASS AND TYPES, ARTICLE 8.00, PROVISIONS FOR COMMERCIAL DISTRICTS, SECTION 08.01 INTENT AND PURPOSE OF THE CC – CORE COMMERCIAL DISTRICT, SECTION 08.03, INTENT AND PURPOSE OF CG – COMMERCIAL GENERAL DISTRICT AND ARTICLE 9.00, PROVISIONS FOR INDUSTRIAL DISTRICTS, SECTION 09.01, GENERAL PURPOSES AND INTENT OF INDUSTRIAL DISTRICTS, SECTION 9.02, INTENT AND PURPOSES OF THE IR - INDUSTRIAL RESTRICTIVE DISTRICT AND SECTION 9.03 INTENT AND PURPOSES OF THE IG – INDUSTRIAL GENERAL DISTRICT TO MODIFY THE PERMITTED USES, PERMITTED USES WITH CONDITIONS, CONDITIONAL USES AND PROHIBITED USES AND AMENDING ARTICLE 15.00, ADMINISTRATION AND ENFORCEMENT, SECTION 15.06, CONDITIONAL USE PERMITS; AUTHORIZING THE REVISIONS TO BE MADE TO THE ZONING ORDINANCE; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the zoning code text amendment is in agreement and consistent with the recommendations of the Gallatin on the Move 2020 General Development and Transportation Plan, and

WHEREAS, Tennessee Code Annotated, Title 13, Chapter 7, Section 204 authorizes the City to amend its zoning code as necessary upon first being reviewed by the Planning Commission, and

WHEREAS, the Gallatin Municipal-Regional Planning Commission, pursuant to Section 15.07.040 of the Gallatin Zoning Ordinance has reviewed and recommended approval of these amendments in GMRPC Resolution 2019-009; and

WHEREAS, the City Council of the City of Gallatin is authorized under Tennessee Code Annotated Title 13, Chapter 7, Section 201 to adopt Zoning regulations for the betterment of the city, and

WHEREAS, notice and public hearing before the Gallatin City Council has or will occur before final passage of these amendments pursuant to Section 15.07.060 of the Gallatin Zoning Ordinance and Tennessee Code Annotated, Section 13-7-203;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GALLATIN, SUMNER COUNTY, TENNESSEE as follows:

Section 1. The City Council of the City of Gallatin does hereby approve the Zoning Code text amendment as described in Exhibit ‘A’.

Section 2. The City Council of the City of Gallatin does hereby approve, authorize and direct the revision of the City’s Official Zoning Ordinance to show the changes in the text as described in Exhibit ‘A’.
Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provision or applications of this ordinance which can be given without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. This ordinance shall become effective immediately upon adoption, the public welfare requiring such.

PASSED FIRST READING: March 19, 2019.

PASSED SECOND READING:

ATTEST:

MAYOR PAIGE BROWN

CONNIE KITRELL
CITY RECORDER

APPROVED AS TO FORM:

SUSAN HIGH-MCAULEY
CITY ATTORNEY
EXHIBIT ‘A’

ARTICLE 2.00
LANGUAGE AND DEFINITIONS

Art/Artisans – An establishment, not exceeding 10,000 square feet in gross floor area, for the preparation, display and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

Automotive Disassembly, Parts Recycling and Materials Recovery Operations - An establishment whereby automobiles and trucks are disassembled and processed for resale or reuse, including recycling, or where automobiles are temporarily stored until disassembled or sold as parts. This use is not intended to be a permanent storage of inoperable and unlicensed vehicles.

Automotive Parking Lot - A ground-level improved area (ground or garage), not within a street, used as a principal or accessory use with stabilized or paved surfaced used to temporarily park licensed motor vehicles for short periods of time, containing three or more parking spaces.

Automotive Serving and Cleaning - Any building, structure or land use where motor vehicles are serviced with light repairs limited to fluid changes, tire repair and installation, installation and replacement of accessory automobile parts but excludes heavy servicing such as body work and painting, engine rebuilds and replacements, transmission installation and reconstruction. Automotive cleaning includes a car wash, detailing shop operated as a principal use or accessory use.

Child Care – A facility operated for the purpose of providing care, protection and guidance to three (3) or more individuals during only part of a 24 hour day, excluding public or private primary schools, as further defined in Section 71-3-501, Tenn. Code Ann., as a “Child Care Center”.

Child Care, Limited – see Child Care Center

Child Care Home – A private home where licensed child care services are provided for not more than seven (7) individuals as further described in Section 71-3-501, Tenn. Code Ann.

Extensive Manufacturing/Industrial - Manufacturing processes which require a large degree of mechanical and chemical compound processing of raw materials that may present hazards or nuisances within the development or activity site and to area properties and generally consist of what is considered heavy industry.

Intermediate Manufacturing/Industrial – Manufacturing processes which require a moderate degree of mechanical and chemical compound processing of raw or finished materials that may present hazards or nuisances within the development or activity site and to area properties and generally consists of what is considered general or medium intensity industrial activity.

Limited Manufacturing/Industrial - Manufacturing, fabrication or assembly processes or which require a low degree of mechanical and chemical compound processing predominantly from previously prepared materials that may present little or no hazards or nuisances within the development or activity site and to area properties and generally involve what is considered general medium and light industry activity.
ARTICLE 3.00
USE CLASSIFICATION

03.01 General Classification Rules

The provisions of this section shall be known as the Activity or 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 and two-family
D. Dwelling, mobile home
E. Dwelling, multi-family, upper story residential
F. Dwelling, mobile home park
G. Dwelling, multi-family
H. Bed and Breakfast Homestay
I. Community Residential Home

03.02.020 Community Facility Activities:

A. Administrative Services
B. Assisted Living/Nursing Home
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/Assisted Living
L. Place of Worship
M. Utility and Vehicular

03.02.030 Commercial Activities:

A. Animal Care
A.1 Automotive Disassembly, Parts Recycling and Materials Recovery Operations
B. Automotive Parking
C. Automotive/Truck, Craft and Related Equipment Sales and Rental and Retail and Delivery
D. Automotive Repair and Cleaning
E. Automotive Servicing and Cleaning
E.1. Bed and Breakfast Inns
F. Business 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 Sales and Service
O. Group Assembly - Extensive
P. Group Assembly – Limited
P.1. Limited Newspaper and Periodical Printing
Q. Medical Office/Services
R. Research Service
S. Retail Business Supply
T. Scrap Operation
U. Transient Habitation
V. Transport and Warehousing
W. Undertaking Service
X. Reserved.
Y. Wholesale Sales
Z. Limited Retail Sales
AA. Limited Warehousing
BB. Adult Entertainment

03.02.040 Manufacturing/Industrial Activities:
A. Limited Manufacturing/Industrial
B. Intermediate Manufacturing/Industrial
C. Extensive Manufacturing/Industrial

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 Inn/Bed and Breakfast Homestay: 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 on separate lots.

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

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-

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.

03.05.070 Activity Type – Mobile Home Park: A residential facility whereby mobile homes or
mobile home pads are leased or rented on commercial basis.

03.05.080 Activity Type – Community Residential Home: A licensed residence complying with
T.C.A. § 13-24-101 - § 13-24-104,

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. This may also include a nursing home.

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/Assisted Living Community Facilities: The occupancy of a congregate care residential facility with separate living quarters and accessory supportive services including health care and a central private kitchen. 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 for public assembly, 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.

03.07.015 Activity Type - Automotive Disassembly, Parts Recycling, and Materials Recovery Operations: Includes activities where automobiles and other vehicles are disassembled and parts are removed and sold and/or residuals are reprocessed for shipping to be used in the fabrication of other finished goods.

03.07.020 Activity Type - Automotive Parking Commercial Activities: This activity includes the temporary parking and storage of licensed motor vehicles, as a principal use, for short periods of time, not within a street, on a stabilized or paved surfaced (ground or garage), containing three or more parking spaces. 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 and/or trailers, including body work and installation of major accessories, as well as the washing and detailing of motor vehicles and/or trailers.

03.07.040 Activity Type - Automotive/Truck, Craft and Related Equipment Sales and Rental and Retail Delivery 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 and Cleaning Commercial Activities: Include the sale, from the premises, of goods and the provision of services which are generally required for the operation and limited maintenance of automotive vehicles to fulfill motorist needs, including sale of petroleum products and/or the sale and servicing of tires, batteries, automotive accessories, and replacement items, lubricating services, and performance of minor repairs.

03.06.055 Activity Type - Bed and Breakfast Inn: A transient lodging facility as described in the definitions section 03.05.005.

03.07.060 Activity Type - Business and Communication Service Commercial Activities: Includes the provision of services of a clerical, goods brokerage, telecommunications and communications of a minor processing nature, software publishing, video and recording production, television and radio broadcasting, data processing and hosting and related services, 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 small personal convenience items such as toiletries, magazines, and limited grocery items, and may include gasoline sales as a primary or as an accessory use, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care, shoe shining and operation of self-service laundromats and laundry or dry cleaning pick-up stations, but excludes other apparel cleaning and repair services. No establishment shall exceed 5,000 square feet of gross floor area.

03.07.100 Activity Type - Financial, Consulting, 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 or purchased from a drive-up window.

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, for take-out from the building for consumption off-premises or from a drive-up window, or 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 Office/Services 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 transportation services including accessory repair of transportation equipment used in the transport service activity.

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 or cremation.

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.

03.07.280 Activity Type - Adult Entertainment - Entertainment activities described and regulated by Tenn. Code Annotated § 7-51- Part 14, Section 1401-1406.
03.08 Manufacturing/Industrial Activities: Class and Types  [NAICS Code]

This section describes the major class of Manufacturing/Industrial Activities and its constituent types. Manufacturing/Industrial 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. All such uses shall comply with eh requirements of the International Building Code, whichever is more restrictive.

03.08.010 Activity Type - Limited Manufacturing/Industrial Activities:

A. The following activities and operations are considered Limited Manufacturing/Industrial Activities and include the manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication and the incidental storage, wholesale and distribution of the following products:

Art/Artisan Objects [323, 541430, 711510]
Food manufacturing, except: [311]
  Animal food manufacturing [3111]
  Oilseed milling and processing, [3112]
  Fats and oils refining and blending, [31125] and
  Animal slaughtering and processing [3116]
Beverage and tobacco product manufacturing [312]
Textile Mills and Textile product mills including carpets and rugs [313]
Apparel manufacturing [315]
Leather and allied product manufacturing [316], except:
  Leather and hide tanning and finishing [3161]
  Footwear manufacturing [3162]
Wood Product manufacturing [321], except:
  Sawmills and wood preservation [3211]
Printing and related support activities [323]
Chemical manufacturing [325], except
  Basic chemical manufacturing [3251]
  Resin, rubber, and artificial fibers manufacturing [3252]
  Agricultural chemical manufacturing [3253]
  Explosives manufacturing [32592]
Plastics and rubber products manufacturing [326], except
  Rubber product manufacturing [3262]
Nonmetallic mineral product manufacturing [327], except
  Glass and glass product manufacturing [3272], except for artisan glassworks
  Cement and concrete product manufacturing [3273]
  Lime and gypsum product manufacturing [3274]
Computer and electronic product manufacturing [334]
Machinery manufacturing [335], Special tool, die, jig, and fixture manufacturing only [333514],
Miscellaneous manufacturing [339], including:
  Medical equipment and supplies manufacturing [3391]
  Other miscellaneous manufacturing [3399] including jewelry, silverware, sporting goods, toys, pens and pencils, ink cartridges, signs, musical instruments, broom, brush and mops, burial caskets
Photocopying and/or Photoengraving
Wholesale Trade [42], except for Coal and other mineral merchant wholesalers [42352]
Upholstery repair and cleaning services [561740] [8111420]
Automotive/Truck Parking lot (short or long term) of licensed or unlicensed vehicles [812930]

B. The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following products is **not considered** a Limited Manufacturing/Industrial Activity:

- Mining, Quarrying, and Oil and gas extraction [21]
- Animal food manufacturing [3111]
- Oilseed milling and processing [3112]
- Fats and oils refining and blending [311225]
- Animal slaughtering and processing [3116]
- Leather and hide tanning and finishing [3161]
- Footwear manufacturing [3162]
- Sawmills and wood preservation [3211]
- Paper manufacturing including pulp, paper and paperboard mills [322]
- Petroleum and coal product manufacturing [324]
- Basic chemical manufacturing [3251]
- Resin, rubber, and artificial fibers manufacturing [3252]
- Agricultural chemical manufacturing [3253]
- Explosives manufacturing [32592]
- Rubber product manufacturing [3262]
- Glass and glass product manufacturing [3272], except for artisan glassworks
- Cement and concrete product manufacturing [3273]
- Lime and gypsum product manufacturing [3274]
- Other nonmetallic mineral products [3279]
- Primary metal manufacturing [331]:
  - Fabricated metal product manufacturing [332]
- Machinery manufacturing [333], except Special tool, die, jig and fixture manufacturing [333514]
- Electrical equipment and appliance manufacturing [335], except Special tool, die, jig, and fixture manufacturing only [333514],
- Transportation equipment manufacturing [336]
- Furniture and related product manufacturing [337], except upholstering
- Waste Disposal by Compacting or Incineration, as a principal use

03.08.020 Activity Type - Intermediate Manufacturing/Industrial Activities:

A. Intermediate Manufacturing/Industrial Activities include all Limited Manufacturing/Industrial uses plus the manufacturing, compounding, assembling, packaging, treatment or fabrication of products and the incidental storage, wholesale and distribution of the following products:

- Cotton ginning [115111], with conditions
- Animal food manufacturing [3111]
- Oilseed milling and processing [3112], with conditions
- Footwear manufacturing [3162]
- Basic chemical manufacturing [3251], except
  - Resins, synthetic rubber and artificial synthetic fibers and filaments manufacturing [3352],
  - Pesticides and other Agricultural Chemical Manufacturing [3253], and
- Explosive Manufacturing [32592]
Non-metallic mineral products manufacturing [3279] with conditions
Rolling and drawing of purchased steel [33122] aluminum [331319] or copper [33142], with conditions
Secondary smelting and refining of aluminum [331314], with conditions
Fabricated metal product manufacturing [332]
Machinery manufacturing [333]
Electrical equipment and appliance manufacturing [335],
Furniture and related product manufacturing [337]

B. The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following activities and operations are not considered Intermediate Manufacturing/Industrial Activities:

- Mining, Quarrying, and Oil and gas extraction [21]
- Fats and oils refining and blending [311225]
- Animal slaughtering and processing [3116]
- Leather and hide tanning and finishing [3161]
- Sawmills and wood preservation [3211]
- Paper manufacturing including pulp, paper and paperboard mills [322]
- Petroleum and coal product manufacturing [324]
- Basic Chemical Manufacturing [325] including:
  - Resin, rubber, and artificial fibers manufacturing [3252]
  - Agricultural chemical manufacturing [3253]
  - Explosives manufacturing [32592]
- Rubber product manufacturing [3262]
- Glass and glass product manufacturing [3272], except for artisan glassworks objects
- Cement and concrete product manufacturing [3273]
- Lime and gypsum product manufacturing [3274]
- Other nonmetallic mineral products [3279]
- Primary metal manufacturing [331], except for Rolling and drawing of purchased steel [33122], aluminum [331319] or copper [33142] and:
- Transportation equipment manufacturing [336]
- Waste Disposal by Compacting or Incineration, as a principal use
03.08.030 Activity Type - Extensive Manufacturing/Industrial Activities:

A. Extensive Manufacturing/Industrial Activities include all Limited Manufacturing/Industrial and Intermediate Manufacturing/Industrial uses, including uses with conditions, plus the manufacturing, compounding, assembling, packaging, treatment or fabrication of products and the incidental storage, wholesale and distribution of the following products:

- Sawmills and wood preservation [3211]
- Paper manufacturing including pulp, paper and paperboard mills [322]
- Petroleum and coal product manufacturing [324]
- Resin, rubber, and artificial fibers manufacturing [3252]
- Agricultural chemical manufacturing [3253]
- Rubber product manufacturing [3262]
- Glass and glass product manufacturing [3272], except for artisan glassworks
- Cement and concrete product manufacturing [3273]
- Lime and gypsum product manufacturing [3274]
- Other nonmetallic mineral products [3279]
- Primary metal manufacturing [331]
- Transportation equipment manufacturing and re-fabrication [336]
- Scrap materials processing [423930], with conditions

B. The manufacturing, compounding, processing, assembling, packaging, treatment, placement or fabrication of the following activities and operations are not considered Extensive Manufacturing/Industrial Activities:

- Mining, Quarrying, and crushing of mined materials and Oil and gas extraction [21][212312]
- Fats and oils refining and blending [311225]
- Animal slaughtering and processing [3116]
- Leather and hide tanning and finishing [3161]
- Explosives manufacturing and storage [32592]
- Hazardous Waste Collection, Treatment and Disposal [562211] including by Compacting or Incineration, as a principal use

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.
ARTICLE 8.00
PROVISIONS FOR COMMERCIAL DISTRICTS

08.00 General Purpose and Intent of Commercial Districts

The commercial districts established by this Ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. They are further designed to provide space for the many and diverse types of commercial activity needed to serve people and industry and maintain the economic base of the City of Gallatin, preserve and enhance property values and promote the constructive improvement and orderly growth of the existing well-located commercial centers and districts, prevent indiscriminate mixture of commercial activity within commercial areas and the scattering of commercial uses in the residential and agricultural districts, protect adjacent residential areas from offensive and detrimental influences, and promote the most efficient and desirable use of land. Within each commercial district, all uses are subject to the performance standards established in Article 13.00 of this Ordinance and shall not make an adverse impact at the zone lot line which would exceed such performance standards.

08.01 Intent and Purpose of the CC - Core Commercial District

This district is designed to provide for a wide range of retail, office, amusement, and service uses normally found in a central business district. High intensity of use is permitted in this district, and increased building bulk is provided as a means of encouraging such development. A setting conducive to and safe for a high volume of pedestrian traffic is desired. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

08.01.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the Core Commercial District as shown on the Gallatin Municipal Zoning Map, the following activities are permitted:

Residential Activities
- Dwelling, One-family detached
- Dwelling Attached
- Dwelling Two-Family
- Dwelling, Two-Family detached
- Upper-Story Residential with fire suppression system
- Multi-Family Dwellings, subject to the requirements contained in Articles 12.00 and 13.00.

Community Facility Activities
- Place of Worship
- Essential Service
- Community Assembly
- Non-assembly Cultural
- Administrative
- Utility
- Vehicular
Commercial Activities
- Convenience Sales and Service - Two-Pump Maximum
- Transient Habitation
- Food Service
- General Personal Service
- Financial, Consulting and Administrative
- Business and Communication Service
- General Retail Sales and Service
- Consumer Laundry and Repair
- Retail Business Supply
- Group Assembly – Limited
- Medical Services
- Undertaking Services

B. Permitted Accessory Uses and Structures

1. Signs as permitted in Section 13.07.
2. Accessory off-street parking facilities as required in Article 11.00.
3. Facilities and buildings customarily incidental and appurtenant to a permitted use.

C. Conditional Use

1. Dwelling, Upper Story Residential without fire sprinkling systems
2. Limited Child and Adult Care
3. Automotive Parking lot as a principal use

D. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

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08.03 Intent and Purpose of CG - Commercial General District

This class of district is designed primarily to provide sufficient space in appropriate locations for establishments and uses engaged in wholesale trade, the warehousing of a wide variety of products having the highest performance standards and the least objectionable characteristics, and services ancillary thereto. Other commercial uses are also permitted. As these activities tend to generate relatively large volumes of traffic and have other characteristics detrimental to residential districts, their locations should be removed from the proximity of residential districts insofar as possible. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

08.03.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the General Commercial Districts as shown on the Gallatin Municipal and Regional Zoning Maps, the following activities, as described in Section 03.07 are permitted:

   Community Facility Activities
Commercial Activities
Convenience Sales and Service
Automotive Parking
Transient Habitation
Food Service
Financial, Consulting, and Administrative Business and Communication Service
Undertaking Service
Food Service - Drive-in
Automotive Servicing and Cleaning
General Retail Sales and Service
Consumer Laundry and Repair
Retail Business Supply
Group Assembly-Limited
Automotive Repair and Cleaning
Animal Care
Automotive/Truck, Craft, and Related Equipment Sales, Retail and Delivery
Research Service
Transport and Warehousing
Wholesale Sales
Limited Newspaper and Periodical Printing
Limited Warehousing
General Personal Services
Medical Offices/Services

Manufacturing/Industrial Activities
Limited Manufacturing/Industrial

B. Permitted Accessory Uses and Structures
1. Signs in accordance with the regulations contained in Section 13.07.
2. Accessory off-street parking and loading facilities as required in Article 11.00.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same zone lot and are not otherwise prohibited.

C. Uses Permitted with Conditions

Commercial Activities
Construction Sales and Services with the following conditions:

1. The use shall have direct access to an arterial, collector roadway as classified on the official Major Thoroughfare Plan or a local street capable of accommodating heavy truck traffic as determined by the Engineering Division. However, no such
use shall be permitted with direct access to US 31E or to a lot or parcel fronting on US Highway 31E.

2. All required landscape buffers, per Article 13, Section 13.04, shall be installed on the property. If a residential use is located adjacent to the property the required buffer yard shall be no less than 30 feet in width.

3. The property or properties shall be adjacent to a railroad right-of-way to provide an option for direct service by rail.

4. Driveways to/from the site shall be design with appropriate radii for large truck access and meet the access management spacing requirements of the City.

5. No in-operable vehicles shall be stored on the property.

6. Inventory shall not be stacked or elevated above 8 feet in height from the ground for a distance of no less than 30 feet from any property boundary. In no case shall stacked materials exceed 30 feet in height.

7. An opaque fence or wall shall be provided along adjacent private properties.

D. Conditional Uses - The following activities may be permitted only as conditional uses in accordance with Section 15.06:

Commercial Activities
Group Assembly Extensive
Automotive Disassembly, Parts Recycling, and
Materials Recovery Operations

Community Facility Activities
Intermediate Impact
Extensive Impact
Limited Child and Adult Care
Place of Worship

E. Prohibited Uses and Structures - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 of this Ordinance are prohibited.

08.03.020  Bulk Regulations
A. Maximum Lot Coverage - 50 percent
B. Maximum Floor Area Ratio - 2.0

08.03.030  Area Regulations
A. Minimum Lot Area - 10,000 square feet
B. Minimum Front Yard - 10 feet
C. Minimum Side Yard - 10 feet
D. Minimum Rear Yard - 20 feet
E. Minimum Building Setback - 10 feet

Greater yard and building setbacks may be required when the CG zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03. Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

08.03.031  Height Regulation - Maximum Height 60 feet
08.03.040 Use of Required Yard

A. Landscaping - All required yard areas not occupied by sidewalks, and driveways shall be devoted to landscaping as defined in Sections 13.04 and 13.05.

B. Driveways - Provided that no driveway shall occupy more than half of any required yard.

C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.
ARTICLE 9.00

PROVISIONS FOR INDUSTRIAL DISTRICTS

09.01 General Purposes and Intent of Industrial Districts

The Industrial Districts established by this Ordinance are designed to provide sufficient space, in appropriate locations, to meet the needs for industrial expansion within Gallatin; to encourage industrial development which is free from hazards to the public health and from other objectionable influences; to protect industrial activities against congestion, encroachment, and other adverse characteristics; to protect adjacent residential and commercial areas from offensive influences; and to promote the most efficient and desirable use of land. Within each industrial district, all uses are subject to the performance standards established in Article 13.00 of this Ordinance. All such uses shall comply with the requirements of the International Building Code, whichever is more restrictive.

09.02 Intent and Purpose of IR - Industrial Restrictive District

This class of district is intended to provide space for a wide range of industrial and related uses which conform to a high level of performance standards and have the least objectionable characteristics. It is required that all operations of such establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities which have more objectionable influences. New residential activities are excluded, and community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

09.02.010 Uses and Structures

A. Principal Permitted Uses and Structures

Within the Restricted Industrial Districts as shown on the Gallatin Municipal and Regional Zoning Map, the following activities, as described in Section 03.06, Section 03.07 and Section 03.08 are permitted:

- Community Facility Activities
  - Administrative Services
  - Essential Service
  - Intermediate Impact, (except for golf courses, cemeteries, mausoleums, columbariums, and sewage treatment plants)
  - Utility and Vehicular

- Manufacturing/Industrial Activities
  - Limited Manufacturing/Industrial
  - Intermediate Manufacturing/Industrial

- Commercial Activities
  - Animal Care
  - Automotive Parking
  - Research Service
  - Wholesale Sales
  - Transport and Warehousing
B. Permitted Accessory Uses and Structures

Accessory uses normally associated with industrial activities and commercial activities permitted in an industrial district shall also be permitted with the following restrictions.

1. Signs complying with the regulations established in Section 13.07.

2. Incidental services, such as food and beverage dispensing and sales facilities, to serve employees and guests of an occupant of the district when conducted as an integral part of a principal use and having no exterior display or advertising.

3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.

4. Accessory off-street parking and loading areas as required in Article 11.00.

5. Outdoor storage of materials and finished products

6. Limited Child Care

C. Permitted Uses with Conditions:

The following activities and operations are permitted with the following conditions:

Commercial Activities

1. Automotive Repair and Cleaning and Automotive Servicing and Cleaning [8111] with the following conditions:

   a. The location, size, and design of such facility shall be compatible with development in the surrounding area. Buildings shall be designed in accordance with Section 13.08 of this Ordinance.

   b. There shall be provided along the entire site boundary fencing, screening, and landscaping, as appropriate to protect adjoining properties.

   c. All of the bulk regulations of the zone district shall apply.

   d. All activities associated with the use shall be conducted within completely enclosed buildings except for required parking, loading, exterior storage, and other accessory uses which by their nature must necessarily exist outside a building.

   e. Outdoor storage of motor vehicles awaiting repair and other materials shall be screened from public view, and may be permitted in the side and rear of the principal building. The location,
extent, and screening of the outdoor storage area shall be approved as a part of the site plan by the Planning Commission. The outdoor storage shall be screened from public view using a combination of appropriate fencing, walls, hedges, or landscaping materials, not exceeding ten (10) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen. No junk vehicles shall be kept on the site. All vehicles awaiting repair shall be licensed and have active registration.

f. The off-street parking requirements shall be based upon a recommendation from the Planning Commission.

2. Automotive Disassembly, Parts Recycling, and Materials Recovery Operations [423930] provided that the use complies with the following criteria:

a. Any such use shall front on either a collector street, or arterial street as classified on the official Major Thoroughfare Plan.

b. The operation of the facility shall be conducted completely inside an enclosed structure or building. No auto-mechanical crushers shall be used in disassembly and processing of the materials outside of any building.

c. Outdoor storage of materials shall be not be permitted in any required yard or required bufferyard whichever is greater. Any outside storage use shall be screened with an opaque fence or wall to be placed interior to or at the required yard setbacks or bufferyard parallel to any property boundaries and no materials shall be stack above the height of the fence or wall. All outside storage surfaces shall be asphalt, concrete pavement or compacted gravel.

d. No such use shall be located within 300 feet on an established residential use or residentially zoned property.

e. All such uses shall provide a Type 30 landscape buffer or greater along all property boundaries.

f. The facility must comply at all times with the various performance standards cited within Sections 13.02 and 15.02.040 of this Ordinance. Particular emphasis shall be placed on compliance with the City's noise standards.

Manufacturing /Industrial Activities

3. Oilseed milling and processing [3112] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

4. Other nonmetallic mineral products [3279] including abrasive product manufacturing [32791] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

5. Rolling and drawing of purchased steel [33122], aluminum [331319] or copper [33142] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).
6. Secondary smelting and refining of aluminum [331314] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

7. Primary smelting and refining of copper [331411] provided that the activity must be conducted in a completely enclosed structures and meet the Performance Standards applicable in the IR (Industrial Restrictive District).

D. Conditional Uses

The following are conditional uses within this district:

   Community Facility Activities
     Extensive Impact
     Limited Child Care and Adult Care Facilities not an accessory use

E. Prohibited Uses

Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 are prohibited.

09.02.020 Bulk Regulations

A. Maximum Lot Coverage - 50 percent
B. Maximum Height of Buildings - 80 feet (Additional Building height of one foot shall be permitted for each additional foot of building setback beyond the minimum required setback.)

09.02.030 Area and Yard Regulations

The following area requirements shall apply to all uses permitted in this district:

A. Lot Area - Individual building sites shall be of such size that the structures involved will have architectural unity and flexibility in arrangements and that all space requirements set forth herein are met.

B. Required Front, Side, and Rear Yards

Front Yard: 20 feet
Side Yard: 15 feet
Rear Yard: 20 feet

Greater yard and building setbacks may be required when the IR zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03. Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

C. Corner Lots - On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

09.02.040 Use of Required Yard Areas
The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

A. Landscaping - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping as defined in Sections 13.04 and 13.05.

B. Driveways - Provided that no driveway shall occupy more than half of any required yard.

C. Sidewalks - Provided that no sidewalk shall occupy more than half of any required yard.

09.02.050 Other Requirements

A. Enclosure Requirements - All uses shall be conducted within completely enclosed buildings except for agriculture, parking and loading, exterior storage, and other accessory uses listed herein which by their nature must necessarily exist outside a building.

B. Provisions Applying along District Boundaries - In any IR District along such portion of the boundary which coincides with a lot line of a lot in a residential district, the buildings and structures shall be set back at least seventy-five (75) feet from such lot line.

C. Exterior Storage - Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan and further provided that exterior storage shall be screened from public view by suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

D. Surfacing of Storage Areas - All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.

09.03 Intent and Purpose of the IG - Industrial General District

This class of district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operations, type of structures required, or other similar characteristics require locations relatively well segregated from non-industrial uses. Performance standards must still be complied with. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complementary thereto are permitted.

09.03.010 Uses and Structures

A. Principal Permitted Uses and Structures - Within the General Industrial Districts as shown on the Gallatin Municipal and Regional Zoning Map, the following activities as described in Section 03.05 are permitted:

Community Facility Activities
Utility and Vehicular
Essential Service
Limited Child Care and Adult Care Facilities
Intermediate Impact (except for golf courses, cemeteries, mausoleums, and columbariums)

Manufacturing/Industrial Activities
- Limited Manufacturing/Industrial
- Intermediate Manufacturing/Industrial
- Extensive Manufacturing/Industrial

Commercial Activities
- Animal Care
- Automotive Parking
- Food Service
- Research
- Wholesale Sales
- Transport and Warehousing
- Convenience Sales and Service
- Construction Sales and Service
- Limited Warehousing
- Limited Newspaper and Periodical Printing

B. Permitted Accessory Uses and Structures

Accessory uses normally associated with industrial activities and commercial activities permitted in an industrial district shall also be permitted with the following restrictions.

1. Signs complying with the regulations established in Section 13.07.
2. Incidental services, such as food and beverage dispensing and sales facilities, to serve employees and guests of an occupant of the district when conducted as an integral part of a principal use and having no exterior display or advertising.
3. Accessory facilities and buildings customarily incidental and appurtenant to a permitted use provided that such accessory facilities and buildings are carried out on the same premises and are not otherwise prohibited.
4. Accessory off-street parking and loading areas as required in Article 11.00.
5. Outdoor storage of materials and finished products
6. Limited Child Care Center

C. Permitted Uses with Conditions:

The following commercial and manufacturing/industrial activities and operations are permitted in the IG district with the following conditions:

Commercial Activities

1. Adult Bookstores, Adult Motion Picture Theaters, Adult Mini-Motion Picture Theaters, Adult Entertainment Centers with following conditions:
   
a. No adult bookstore, adult motion picture theater, adult mini-motion-picture theater, or adult entertainment center shall be operated or maintained except within the IG district.
b. No adult bookstore, adult motion picture theater, adult mini-motion picture theater, adult entertainment center, massage parlor, or sauna shall be operated or maintained within 1,000 feet of a residentially zoned district, or within 500 feet of a church, state licensed day care facility, public library, public or private educational facility that serves persons age seventeen (17) or younger, elementary school, middle school, high school, or municipal park. Only one of the above regulated uses shall be allowed per block face. As used in this Section, “block face” shall contain a maximum of five hundred (500) linear feet of road frontage. The distance limitations above shall be measured in a straight line from the lot lines of the land containing regulated uses to the lot lines of properties described above.

2. Automotive Repair and Cleaning and Automotive Servicing and Cleaning with the following conditions:

a. The location, size, and design of such facility shall be compatible with development in the surrounding area. Buildings shall be designed in accordance with Section 13.08 of this Ordinance.

b. There shall be provided along the entire site boundary fencing, screening, and landscaping, as appropriate to protect adjoining properties.

c. All of the bulk regulations of the zone district shall apply.

d. All activities associated with the use shall be conducted within completely enclosed buildings except for required parking, loading, exterior storage, and other accessory uses which by their nature must necessarily exist outside a building.

e. Outdoor storage of motor vehicles and other materials shall be screened from public view, and may be permitted in the side and rear of the principal building. The location, extent, and screening of the outdoor storage area shall be approved as a part of the site plan by the Planning Commission. The outdoor storage shall be screened from public view using a combination of appropriate fencing, walls, hedges, or landscaping materials, not exceeding ten (10) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

f. The off-street parking requirements shall be based upon a recommendation from the Planning Commission.

3. Automotive Disassembly, Parts Recycling, and Materials Recovery Operations [423930] provided that the use complies with the following criteria:

a. Any such use shall front on either a collector street, or arterial street as classified on the official Major Thoroughfare Plan.

b. The operation of the facility shall be conducted completely inside an enclosed structure or building. No auto-mechanical crushers shall be used in disassembly and processing of the materials outside of any building.

c. Outdoor storage of materials shall be not be permitted in any required yard or required bufferyard whichever is greater. Any outside storage use shall be screened with an opaque
fence or wall to be placed interior to or at the required yard setbacks or bufferyard parallel to any property boundaries and no materials shall be stack above the height of the fence or wall. All outside storage surfaces shall be asphalt, concrete pavement or compacted gravel.

d. No such use shall be located within 300 feet on an established residential use or residentially zoned property.

e. All such uses shall provide a Type 30 landscape buffer or greater along all property boundaries.

f. The facility must comply at all times with the various performance standards cited within Sections 13.02 and 15.02.040 of this Ordinance. Particular emphasis shall be placed on compliance with the City’s noise standards.

Manufacturing /Industrial Activities

4. Oilseed milling and processing [3112] provided the activity must be conducted in completely enclosed structures and meet the Performance Standards applicable in the IG (Industrial General District).

5. Scrap materials [423930], including scrap recycling, provided the activity is associated with active metal recycling uses and located:

   a. within an area with a fenced yard/activity area,
   
   b. on property adjacent to a collector or arterial roadway and with access to a rail line,
   
   c. where materials are not stacked above the height of the fence
   
   d. where all bufferyards and landscaping requirements of the site complies with landscaping requirements for a Type 50 bufferyard
   
   e. with insect and rodent control measures approved by the County Health Department

D. Conditional Uses - The following are conditional uses within this district:

   Community Facility Activities
     Extensive Impact

   Commercial Activities
     Group Assembly Limited
     Group Assembly Extensive

E. Prohibited Uses - Any uses or structures not of a nature specifically permitted herein, and any use not conforming to the performance standards set forth in Article 13.00 are prohibited.

09.03.020 Bulk Regulations

A. Maximum Lot Coverage - 50 percent
B. Maximum Height of Buildings - 80 feet (Additional Building height of one foot shall be permitted for each additional foot of building setback beyond the minimum required setback.)

09.03.030 Area and Yard Requirements

B. Required Front, Side, and Rear Yards

Front Yard: 30 feet
Side Yard: 15 feet
Rear Yard: 20 feet

Greater yard and building setbacks may be required when the IG zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03. Setbacks from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

C. Corner Lots - On any corner lot, all structures shall conform to the setback requirements for the adjoining street if such requirement is greater than that for this district.

09.03.040 Use of Required Yard Areas

The following uses may be made of yard areas, provided such uses are otherwise permissible in this district.

A. Landscaping - All required yard areas not occupied by driveways or sidewalks shall be devoted to landscaping as defined in Sections 13.04 and 13.05.

B. Driveways - Provided that no driveway shall occupy more than half of any required yard.

C. Sidewalks - Provided that no driveway shall occupy more than half of any required yard.

09.03.050 Other Requirements

A. Enclosure Requirements - All uses shall be conducted within completely enclosed buildings except for agriculture, parking and loading, exterior storage and other accessory uses listed herein which by their nature must necessarily exist outside a building.

B. Provisions Applying Along District Boundaries - In any IG District along such portion of the boundary which coincides with a lot line of a lot in a residential district, the buildings and structures shall be set back at least one hundred (100) feet from such lot line.

C. Exterior Storage - Exterior storage may be permitted in the side and rear of the principal building only, provided the location, extent, and screening of storage is approved as a part of the site plan and further provided that exterior storage shall be screened from public view by a suitable fence, wall, or hedge not exceeding fifteen (15) feet in height with the stored materials to be kept at least two (2) feet below the top of such screen.

D. Surfacing of Storage Areas - All storage areas shall be surfaced to provide a durable and dust-free surface. All areas shall be graded and drained so as to dispose of all surface water accumulated within the area.
ARTICLE 15.00
ADMINISTRATION AND ENFORCEMENT

15.06  Conditional Use Permits

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15.06.060  Specific Standards for Commercial Activities

A conditional use permit shall not be granted for the commercial activities specified in Sections 15.06.060. A through 15.06.060 G unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

A. Special Conditions for Automotive Parking in CC Districts

1. All parking shall be on the surface of the lot,

2. No structure shall be permitted other than a shelter for the attendant and accessory business signs as permitted under this Ordinance,

3. Such permit shall not be issued for a period exceeding five years.

B.  Reserved.
CITY OF GALLATIN
COUNCIL COMMITTEE AGENDA

March 12, 2019

DEPARTMENT: PLANNING DEPARTMENT

SUBJECT:
Ordinance No. O1903-17 of the City of Gallatin, Sumner County, Tennessee, amending the Zoning Ordinance of the City of Gallatin.

SUMMARY:
The Planning Commission and staff requests approval of an Ordinance to amend multiple Articles of the Zoning Ordinance to improve the efficiency of administrative operations, tie development requirements to more closely reflect the objectives and policies identified in the Gallatin on the Move 2020 Plan, by modifying definitions and the description of activities and to specifying the permitted uses, accessory uses, permitted with conditions and conditional uses in certain commercial and industrial zoning districts.

On February 25, 2019, the Gallatin Municipal-Regional Planning Commission recommended approval of the amendment to the Zoning Ordinance. The Planning Department recommends approval of Ordinance O1903-17.

RECOMMENDATION:

ATTACHMENT:

☑ Resolution
☐ Ordinance

☐ Correspondence
☐ Contract

☐ Bid Tabulation
☐ Other

Approved ☑
Rejected ☐
Deferred ☐

Notes: