

City Council Memorandum
17-223

November 29, 2017

TO: Honorable Mayor and City Council

FROM: William L. Sorah, City Manager

SUBJECT: Ordinance 17-6
Zoning Ordinance Amendment for Creation of B-2E Zoning District

A Fiscal 2017 goal of the Community Development and Economic Development staffs was the analysis of the West State commercial corridor. During the September 2017 work session, staff outlined redevelopment strategies for this important commercial corridor. An element of the discussion included the proposal of a new business district known as the Central Business Expansion District (B-2E). The proposed district recognizes the unique character of the existing corridor and its redevelopment obstacles. It acknowledges the historically compact and linear character of the existing corridor and its similarity to the Central Business District. In order to maintain the unique characteristics of the existing development, the B-2E zone eliminates setback requirements, maximizes building height at 70' or six stories, establishes signage requirements similar to the Central Business District, and establishes design standards. Uses permitted in the new zone includes restaurant, retail, office, printing, automobile sales, churches, civic and social organizations, and personal care services. In addition, parking restrictions have been lessened to accommodate the character of the corridor. The Bristol Regional Planning Commission favorably approved the creation of the proposed business district during their November 20th meeting. Staff detailed the requirements of the new district during the November 28th City Council work session.

Ordinance 17-6 will be considered on first reading during the December 5th meeting. If approved, a public hearing and second reading will be held on Tuesday, January 2, 2018.


William L. Sorah

Ordinance 17-6

An Ordinance to Amend the Zoning Ordinance by Adding a New Section for the Central Business Expansion District (B-2E District) and by Making Other Conforming Changes

WHEREAS, the Bristol Regional Planning Commission has recommended that the text of the Zoning Ordinance be amended by adding a new section for the Central Business Expansion District (the “B-2E District”); and

WHEREAS, the Bristol Regional Planning Commission has also recommended that the text of the Zoning Ordinance be amended in various places to accommodate the new B-2E District.

NOW, THEREFORE, BE IT ORDAINED by the City of Bristol, Tennessee that the Zoning Ordinance of the City of Bristol, Tennessee be amended as follows:

A. By redesignating existing Section 404 (B-3 District (General Business), Section 405 (Space Requirements for Business Zone Chart), Section 406 (Planned Business District), and 407 (Planned Development Area Overlays) as Sections 405, 406, 407 and 408, respectively.

B. By adding the following new section to Chapter 4:

404 B-2E DISTRICT – CENTRAL BUSINESS EXPANSION

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

1. Permitted Uses

- a. Existing Single-family & Duplex are allowed and may be replaced.
- b. Multi-family Residential
- c. 238 – Specialty Trade Contractors, limited to administrative offices, but not allowing for equipment or material storage exterior to the office building.
- d. 31 - Manufacturing – Permitted only as an on-site ancillary process which is accessory to the retail component of the permitted retail use and functions as a portion of that use. It is limited to:
 - 3118 - Bakeries & Tortilla Manufacturing, limited to:
 - 311811 – Retail Bakeries
 - 312 – Beverage & Tobacco Product Manufacturing, limited to –
 - 31212 – Breweries
 - 31214 - Distilleries
 - 313210 Hand Weaving

- 315 – Apparel Manufacturing
- 316 – Leather and Allied Product Manufacturing; limited to:
 - 3162 – Footwear Manufacturing
 - 3169 – Other Leather and Allied Product Manufacturing
- e. 323 - Printing and Related Support Activities
- f. 33 - Manufacturing, limited to –
 - 3399 – Other Miscellaneous Manufacturing, limited to:
 - 33991 – Jewelry and Silverware Manufacturing.
 - 33999 - All Other Miscellaneous Manufacturing, limited to-
 - 339992 – Musical Instrument Manufacturing
- g. 44 – Retail Trade except for 447 – Gasoline Stations
- h. 451- Sporting Goods, Hobby, Book, and Music Stores
- i. 453 - Miscellaneous Store Retailers except for 45393
Manufactured Home Dealers
- j. 454 – Nonstore Retailer, except for Direct selling
Establishments
- k. 48-49 - Transportation and Warehousing, limited to
 - 4853 – Taxi and Limousine Service
- l. 51 – Information, except for 512132 – Drive-in Motion Picture
Theaters
- m. 52 – Finance and Insurance
- n. 53 – Real Estate and Rental and Leasing, Limited to:
 - 531 – Real Estate
 - 532 – Rental and Leasing, limited to:
 - 5321 - Automobile Equipment Rental & Leasing
 - 5322 – Consumer Goods Rental, not to include 53241
Commercial, Air, Rail, and Water
 - 533 – Lessors of Nonfinancial Intangible Assets (Except
Copyrighted Works)
- o. 54 - Professional, Scientific, and Technical Services
- p. 55 - Management of Companies and Enterprises
- q. 561 – Administrative and Support Services
- r. 62 – Health Care and Social Service Assistance, limited to:
 - 6211 - Offices of Physicians
 - 6212 – Offices of Dentists
 - 6213 – Offices of Other Health Practitioners
- s. 71 – Arts, Entertainment, and Recreation, including:
 - 711 Performing Arts, Spectator Sports, and Related
Industries, except for 7112 - Spectator Sports
 - 712 – Museums, Historical Sites, and Similar Institutions
- t. 72 – Accommodation and Food Services, except for 7212 – RV
(Recreational Vehicle) Parks and Recreational camps
- u. 81 – Other Services (except Public Administration), limited to:
 - 811- Repair and Maintenance, except for 8113 –
Commercial and Industrial Machinery and Equipment (except
Automotive and Electronic)

- 812 – Personal and Laundry Services, limited to:
 - 8121 – Personal Care Services
 - 8129 – Other Personal Services,
 - 8122 – Death Care Services, except for 81222 – Cemeteries & Crematories
 - 813 – Religious, Grant making, Civic, Professional, and Similar Organization.
- v. Other uses not otherwise listed above but determined to be consistent with the permitted NAICS categories of uses.

- 2. Uses Allowed Under Special Use Permit
 - a. 7112 – Spectator Sports
- 3. Space Requirements (See chart at end of this Chapter)
- 4. Off-Street Parking, Loading and Unloading
 - a. Off-street parking shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance.
 - b. Off-street loading and unloading. Buildings hereafter constructed, extended or converted to commercial use which have access to a public alley shall provide off-street facilities as required in Section 214 for the loading and unloading of merchandise and goods either within the building or adjacent to a public alley in such a manner so as not to obstruct freedom of traffic movement on the public alley.

C. In Section 406 (Space Requirements for Business Zones) (formerly Section 405), by adding the following row to the chart, after the row designated B-2:

ZONE	SETBACKS	LOT SPACE	BUILDING AREA	HEIGHT
B-2E	COMMERCIAL STRUCTURES ² No setbacks required, except to provide for Off-Street Loading and Unloading Requirements found in Section 214.	N/A	N/A	No building hereafter constructed shall exceed six (6) stories or 70 ft. in height.
	RESIDENTIAL STRUCTURES ² No setbacks required, except to provide for Off-Street Loading and Unloading Requirements found in Section 214.	N/A	30 units/acre maximum density	No building hereafter constructed shall exceed six (6) stories or 70 ft. in height.

D. By deleting Section 408 (Planned Development Area Overlay) (formerly Section 407), Subsection III (Central Business District Overlay) and replacing it in its entirety with the following:

III. Central Business District Overlay and Central Business Expansion District

1. The boundaries of these Overlay Districts are as follows:

Those parcels located within the area bounded by Anderson Street, State Street, the Norfolk Southern Railroad right-of-way, and Volunteer Parkway as of September 2012, and shown on the Official Zoning Map as Central Business District.

Those parcels located within the Central Business Expansion District.

- a. Exterior Façades – Building elevations for new construction and additions to existing buildings are prohibited from using the following materials on any elevation:
 - i. Bare cinder block
 - ii. Bare concrete block
 - iii. Single sheet corrugated or ribbed panel metal siding
 - iv. Wood (except as an accent)

All new buildings or additions, including any part of a new building or addition that lies outside of the overlay, shall comply with this section.

- E. By making the following changes to Section 213 (Off-Street Parking):

1. By deleting the text “A. General Provisions Related to Off-Street Parking” that appears at the beginning of Section 213.

2. By replacing the first paragraph of Subsection 1 in its entirety with the following:

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

3. By adding the following at the end of Subsection 1:

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

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

4. By replacing Subsection 2 in its entirety with the following:

The minimum number of parking spaces for any use shall be two except in the B-2 and O-S Districts, one of which may be a parking space accessible to handicapped persons, if such is required.

5. By replacing Subsection 5 in its entirety with the following:

5. Allowance for Parking Off-Site.

a) Required parking spaces shall be located on the same property with the main structure, except that in the case of structures other than single-family and duplex dwellings, required parking spaces may be placed on a separate parcel within 400 feet of the subject parcel, should the subject parcel be of inadequate size to entirely contain all the parking spaces for the main structure and additions thereto.

b) Site plan approval is required. The property on which the off-site parking is located must be owned (or leased) by the owner of the property for which the parking serves. Proof of ownership (a deed or long-term lease) shall be provided for site plan approval. Approved parking spaces at the remote site shall be considered as if they are located on the main site. Leased parking shall require a long-term lease with a minimum term of ten (10) years duration. All proposed long-term parking leases must be reviewed and approved by the City Attorney and upon approval, recorded in the land records of the appropriate jurisdiction as part of the site plan approval process.

- F. By making the following changes to Section 216 of the Zoning Ordinance (Billboard and Sign Regulations):

1. By adding a reference to B-2E in the caption for Subsection D.3.f (B-2 District Sign Area and Height), so that it reads “B-2 and B-2E District Sign Area and Height.”

2. By replacing Subsection D.4.d.3 (Wall-Mounted Signs) in its entirety with the following:

Within the B-2 Central Business District and B-2E Central Business Expansion District, flat mounted and projecting signs, including those attached to an awning, may be approved within an area dimensionally within (above) the public right-of-way providing all attachments are approved.

3. By adding a reference to B-2E in the Freestanding Sign Chart located in Subsection F, so that the Chart refers to the “B-2 and B-2E” zones.

G. By deleting Chapter 11 (Landscape and Buffering), Section 1109 (Commercial Standards), Subsection 2 and replacing it in its entirety with the following:

2. Those developments located in the B-2 and B-2E zones are exempt from meeting the landscape requirements except for the provisions of Section 1107.2, Parking Lot Standards, provided however, when appropriate, the provisions of Section 1112 shall apply.

H. By inserting B-2E as a Medium Impact Use in Chapter 11 (Landscape and Buffering), Section 1112 (Buffer Area Requirements & Options), Subsection 1.b.

I. By adding “B-2E Districts (Central Business Expansion) to the list of districts in Section 204 (Establishment of Districts).

J. In codifying these changes to the Zoning Ordinance, Staff is directed to number sections appropriately, taking into account changes made to the Zoning Ordinance by this Ordinance and by other Ordinances being considered at the same time.

BE IT FURTHER ORDAINED that a public hearing on this ordinance shall be held by the City Council prior to its adoption on final reading.

THIS ORDINANCE shall become effective seventeen (17) days from and after its final passage, the welfare of the City requiring it.

WHEREUPON, the Mayor declared the Ordinance adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Jack Young, Mayor

Date: _____

Tara E. Musick, City Recorder

Approved as to Form and Legality
this _____ day of November, 2017

Danielle S. Kiser, City Attorney

Passed on 1st Reading: _____

Public Hearing: _____

Passed on 2nd Reading: _____

Community Development Memorandum 17-43

November 29, 2017

TO: Bill Sorah, City Manager

FROM: Brian K. Rose, AICP, Community Development Director

SUBJECT: December 5, 2017 Council Meeting Item - Zoning Ordinance Amendment for Creation of the B-2E (Central Business Expansion) Zoning District

An item for Council consideration at the December 5, 2017 City Council Meeting is to consider a text amendment for the creation of the B-2E (Central Business Expansion) District. A presentation was made to the City Council at their Work Session on November 28, 2017. The consensus of Council at that time was to move this forward to 1st Reading of the proposed Ordinance.

Planning staff and Planning Commission members have spent several months to create and refine the proposed B-2E District. The 2017 Community Development Goal listed in the Annual Goals and Objectives for staff to evaluate potential redevelopment strategies for the West State Street corridor was the catalyst for this project. The proposed B-2E district area includes the portion of West State Street between Volunteer Parkway and 18th Street, which serves as a link between two thriving and expanding areas of town, Downtown and The Pinnacle development.

The corridor is currently zoned B-3, General Business, but the area is characterized by many downtown attributes. Lots are small and densely developed and many buildings are constructed with no or minimal setbacks from the property lines. Other similarities to downtown Bristol include the walkable scale of the area and availability of on-street parking along some blocks. In the staff's analysis of the historic development pattern of the area, staff determined that this portion of the corridor is more like the City's existing B-2, Central Business District, than the B-3, General Business District. Staff found that the application of the B-3 zoning standards is difficult in many cases. Staff, therefore, proposed a solution to create a new district, the B-2E, Central Business Expansion District, to encourage redevelopment compatible with the existing development patterns of the area.

The proposed B-2E, Central Business Expansion District, zone serves the following purposes:

- To preserve the character and densities of this historically compact and linear area of the City.
- To represent an expansion of the traditional Central Business District, and thus its development standards.
- To maintain the unique-to-the-area character along the West State Street corridor.

- To preserve the established character in a manner that allows the existing development patterns to help establish the future design and density of the area.

A two-step process is required to implement this project. First, a text amendment to amend the Zoning Ordinance to create the zone must be approved by City Council. The second step will require approval of a rezoning application to rezone all parcels identified in the proposed B-2E boundary. The following chapters of the Zoning Ordinance will require an amendment:

- Chapter 2 – General Provisions Related to Zoning (Revised for B-2E)
- Chapter 4 – Business Districts (Revised for B-2E)
- Chapter 11 – Landscape and Buffering (Revised for B-2E)

A summary of elements proposed in the text amendment changes include:

- Setbacks – None Required
- Building Height – 70' or 6 stories
- Signage – Same as for the B-2, Central Business District
- Landscaping – Must provide landscaped parking islands and provide a buffer if a high-density use abuts a low-density use.
- Design Standards – No bare cinder block, bare concrete block, single sheet corrugated or ribbed panel metal siding, and wood (except as an accent).
- Uses
 - Similar to B-2 – Restaurant, Retail, Offices, Printing, Automobile Sales and Service, Churches, Civic and Social Organizations, Personal Care Services
 - Existing Single-family and Duplex are Allowed and May Be Replaced
 - Multifamily Allowed (30 units per acre)
 - Allows Limited Manufacturing if in conjunction with retail use. Examples – Retail Bakeries, Breweries, Distilleries, Apparel, Jewelry, Musical Instruments
- Parking Reductions
 - Reduce parking for all non-residential uses except food services by 50%.
 - Parking for residential uses remains the same.
 - Reduce Food Services by the following:
 - Sit Down Restaurants – No reduction
 - Café Style Restaurant – 25% Reductions
 - Special Food Services – 50% Reduction

An additional change proposed includes amending the current “Allowance for Parking Off-Site” section within Section 213 – Off-Street Parking. The change will apply city-wide, not only in the B-2E zone, and proposes that an applicant would be allowed to submit documents which document off-site parking arrangements at the time of site plan review

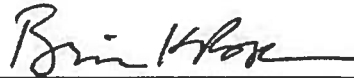
and approval rather than require approval of the Board of Zoning Appeals, as the Zoning Ordinance currently requires.

The Planning Commission took the first step in the text amendment process with their recommendation to City Council for the creation of the new zone. The City Council will review this recommendation at their meeting on December 5, 2017, when the item will appear on the agenda for a first reading. The City Council will have a public hearing at a second Council meeting on January 2, 2018, where they will vote again on a second reading of the ordinance.

Once the Zoning Ordinance is amended, the Planning Commission and City Council will then consider and vote on a proposal to rezone certain parcels along the West State Street corridor to the newly established B-2E zone.

The Planning Commission unanimously voted at the November 20, 2017, meeting to recommend approval to the City Council.

The staff report and the proposed language changes to the Zoning Ordinance are attached for your use and reference. An Ordinance will also accompany this item. If you have questions or need additional information, please let me know.



Brian K. Rose, AICP

**REPORT TO THE PLANNING COMMISSION
CREATION OF B-2E (Central Business Expansion District) Zone**



Requests: Creation of Central Business Expansion District (B-2E) Zone

Applicant: City of Bristol, Tennessee

Meeting Date: November 16, 2017

Background

Staff has studied Phase 1 of the West State Street corridor as a 2017 Community Development Department goal listed in the Annual Goals and Objectives. This goal was also included in the previous budget for Fiscal Year 2016.

2017 Community Development Department Goal:

Evaluate potential redevelopment strategies for the West State Street corridor from Volunteer Parkway to the Pinnacle Development.

Staff evaluated potential strategies to encourage redevelopment along West State Street that is compatible with the existing development patterns of the area, which was developed before the creation of the current B-3 District. The proposed B-2E zone works to meet the 2017 Community Development Department Goal shown above and to maintain the area's existing character.

Land along the West State Street corridor is currently zoned B-3, General Business. The area studied contains many downtown attributes and provides a critical link between the central downtown area and the Pinnacle development. Lots are small and densely developed. Many buildings are constructed with minimal or no setbacks from the property lines. Other characteristics similar to downtown Bristol include a walkable scale and the availability of on-street parking along some blocks. Staff's analysis of the historic development pattern of the area has determined that this portion of the corridor is more like the City's existing B-2, Central Business District, than the B-3, General Business District. Staff also found that the application of the B-3 zoning standards is difficult to meet in many cases, potentially resulting in minimal development or construction activity.

The proposed B-2E (Central Business Expansion District) zone serves the following purposes:

- To preserve the character and densities of this historically compact and linear area of the City.
- To represent an expansion of the traditional Central Business District, and thus its development standards.
- To maintain the unique-to-the-area character along the West State Street corridor.
- To preserve the established character in a manner that allows the existing development patterns to help establish the future design and density of the area.

A cooperative effort between staff and Planning Commissioners has brought us to this stage. In May, June, and July 2017, staff presented research to Planning Commission. The Commissioners responded with questions and requests for additional information, which provided a back-and-forth dialogue on the future of this area. Parking requirements, design standards, building heights and residential density were researched and discussed. Professional opinions of local residential developers were shared. Staff received zoning information from Bristol, Virginia and visited Haywood Road, a revitalized area in Asheville, North Carolina, for input in the zone formation process. The Planning Commission also requested that a public meeting be held to receive input from owners of property in the proposed B-2E area. Commissioners requested that this information be shared with them as information vital to them in the zone creation process.

Neighborhood Meeting

Location

The neighborhood meeting requested by the Commission was held on October 23, 2017, at 6:00. The Patton-Crosswhite VFW generously hosted this meeting at their 14 16th Street location, which also fronts on West State Street.

Public Notification:

Public notification letters dated September 29 were mailed to all properties in the proposed zoning area of the zone proposal. Staff walked through the neighborhood the week previous to the meeting and visited businesses to invite them personally to the meeting. Positive responses were received in this effort.

Information Obtained:

Approximately thirty people attended the neighborhood meeting. Staff presented information on the proposed Central Business Expansion District (B-2E) zone. Many attendees remained at the meeting after the formal presentation session ended, to speak with staff members about the new zone. No negative comments were received during the question and discussion portion of the meeting. A list of comments received by staff is attached to this staff recommendation.

One question of note (Question Seven) was related to a concern that there would be no setback requirements between commercial and residential property. Staff reviewed this issue and feel that the current landscape buffering requirements will satisfy this concern.

Procedure in Creation of Zone

Chapters of the Zoning Ordinance require amendment in the B-2E (Central Business Expansion District) Zone creation process. Proposed amendments to the following Zoning Ordinance chapters are included with this staff recommendation for your review:

- Chapter 2 – General Provisions Related to Zoning (Revised for B-2E)

- Chapter 4 – Business Districts (Revised for B-2E)
- Chapter 11 – Landscape and Buffering (Revised for B-2E)


The process of amending the Zoning Ordinance is a multi-level process. First, the Planning Commission meets to review staff's recommendation. The Planning Commission votes to send a recommendation for or against the Zoning Ordinance amendment, the creation of a new zone in the instance, to the City Council for their review. The City Council will review Planning Commission's recommendation at their following meeting, and vote a first time for or against the Zoning Ordinance amendment. The City Council will have a public hearing at a second Council meeting, where they will vote again. That vote is the vote that will potentially amend the Zoning Ordinance and will potentially create the Central Business Expansion District (B-2E) Zone. Once the Ordinance is amended, the Planning Commission and City Council will then consider and vote on a proposal to rezone certain parcels along the West State Street corridor to the newly established B-2E zone.

The tentative schedule for this process is as follows:

- 11/20/17: **Planning Commission** votes on whether to recommend establishment of B-2E District
- 12/5/2017: 1st Reading on establishment of District (City Council)
- 1/2/18: 2nd Reading/Public Hearing on establishment of District (City Council)
- 1/19/18: If approved, establishment of district becomes effective
- 2/19/18: **Planning Commission** votes on whether to recommend rezoning of property to B-2E to City Council
- 3/6/2018: 1st reading on rezoning (City Council)
- 4/3/2018: 2nd reading on rezoning (City Council)
- 4/20/18: If approved, rezoning becomes effective

Staff Recommendation:

Staff proposes the Planning Commission send a favorable recommendation on the establishment of the B-2E District to the City Council.

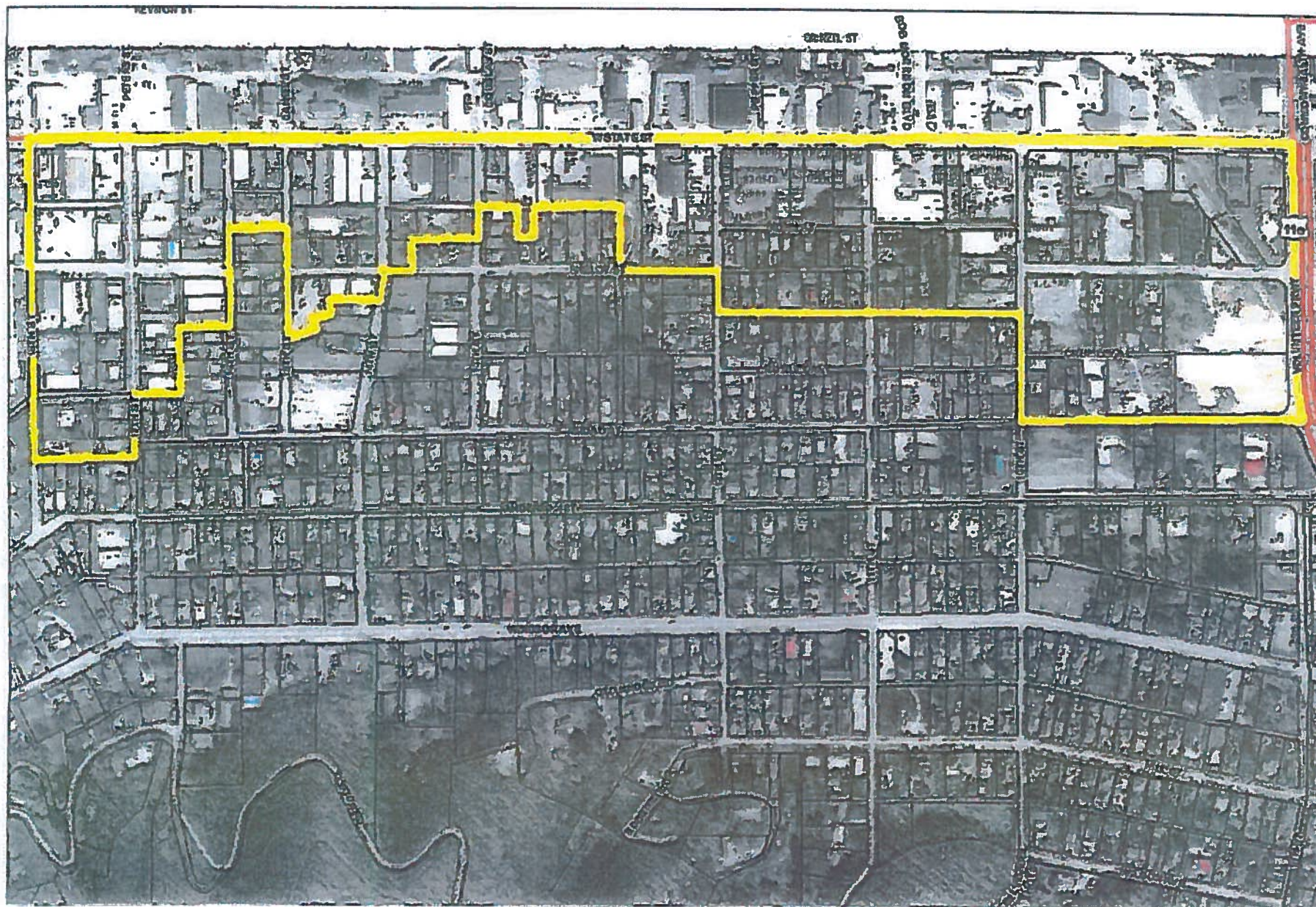

 Cherith Marshall, AICP
 Senior Planner

Questions & Comments Received by Staff during October 23, 2018 Neighborhood Meeting

(Questions in Blue; Answers in Black)

1. Does the district include property in Virginia? (no)
2. Will Bristol, Virginia do something similar? (Bristol, Tennessee does not know exactly Bristol, VA, may be doing, but staff on the Tennessee side is in communication with them.)
3. Any tax effect? (This is zoning action, not a change to tax. The property proposed for rezoning consideration is already zoned commercial or B-3.)
4. Parking *is* required? (Yes, but at a reduced rate for many uses.)
5. Signs – Will electronic signs be not allowed in the new district? (Illuminated signs are allowed but electronic message boards are only allowed in the B-3 and PBD districts.)
6. Building materials – Will metal buildings be prohibited? (Yes, the design overlay standards will prohibit bare cinder block, bare concrete block, single sheet corrugated or ribbed panel metal siding, and wood (except as an accent)
7. Will there be zero setbacks between residential and commercial properties? (Yes, but the current landscape buffers will still apply and will require space for landscape buffering between residential and commercial properties.)
8. The old bank, what is happening with it? (Staff was not able to provide an answer.)
9. What about concrete block [building material]? (Bare cinder block and concrete block will be prohibited.)

10. Will extra regulations be placed on my house? (No.)
11. What are the setbacks for a pole sign? (10 ft if on a corner lot, 5' otherwise)
12. The church between 14th and 15th that backs Broad is interested in meeting with Planning regarding potentially becoming part of the B-2E district before the church adds on an activity center. (The church is expected to contact Planning to meet with staff. The RE setbacks might work fine for the church development.)



Date: 9/27/2017

West State Street/Proposed B-2E Zone

City of Bristol, Tennessee



CHAPTER 2 – GENERAL PROVISIONS RELATED TO PLANNING AND ZONING

204 - ESTABLISHMENT OF DISTRICTS

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

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

213 - OFF-STREET PARKING

A. GENERAL PROVISIONS RELATED TO OFF-STREET PARKING

1. Whenever the submission of a site plan is required under Chapter 10 there shall be provided minimum off-street parking spaces with adequate provision for ingress and egress by stand sized automobiles in all zoning districts except B-2 and O-S.

Parking shall be required in accordance with the North American Industry Classification System (NAICS) as follows:

Parking Ratios Chart¹

RESIDENTIAL USES

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

COMMERCIAL USES

2002 NAICS Code		REQUIRED: 1 parking space per
44-45	Retail trade ²	333 sq. ft. of gross floor area
52	Finance and insurance	500 sq. ft gross floor

		area
55-56	Management of companies	Each employee ⁴
72	Accommodations and food services	
712	Accommodations	Each room
722	Food services	100 sq. ft. gross floor area

ARTS & ENTERTAINMENT USES

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

INDUSTRIAL USES

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

OTHER USES

2002 NAICS Code		REQUIRED: 1 parking space per
81	Other services	500 sq. ft. gross floor area
	8131 Houses of worship	6 seats
11-43	Agricultural, forestry, mining, fishing, hunting, utilities, construction, manufacturing and wholesale trade ²	Each employee ⁴
61	Education	5 students
62	Health care and social assistance	285 sq. ft. gross floor area
92	Public administration	250 sq. ft. gross floor area
54	Professional, scientific, technical services	333 sq. ft. gross floor area

¹ Calculations of the total number of required parking spaces which yield a fractional result shall be rounded to the nearest whole number.

² Spaces at fuel pumps and in service bays may not be counted as parking spaces or as gross floor area.

³ Excluding NAICS 711212

⁴ "Each employee" refers to the number of employees at the maximum shift capacity.

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

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

- The minimum number of parking spaces for any use shall be two except in the B-2 and O-S Districts, one of which may be a parking space accessible to handicapped persons, if such is required.

3. *Required Parking Space Limited to Parking Use Only.*
 - a) All required off-street parking spaces and parking lots shall remain as permanent open space, utilized exclusively for parking and ingress and egress. Off-street parking spaces shall not be located in a designated fire lane.
 - b) Loading spaces may not be substituted for parking space requirements
4. *Parking Spaces Predating this Section's Enactment.*
 - a) Any proposed addition to a main structure shall necessitate the provision of additional parking spaces for such addition as required by the Parking Ratios Chart.
 - b) All such requisite new parking spaces shall be in addition to those spaces previously required by the main structure.
5. *Allowance for Parking Off-Site.*
 - a) Required parking spaces shall be located on the same property with the main structure, except that in the case of structures other than single-family and duplex dwellings, required parking spaces may be placed on a separate parcel within 400 feet of the subject parcel, should the subject parcel be of inadequate size to entirely contain all the parking spaces for the main structure and additions thereto.
 - ~~b) Approval by the Board of Zoning Appeals of such remote parking arrangement is required, and such an arrangement shall be evidenced by a duly recorded instrument with the landowner for the specified period of time as may be necessary to remotely provide required off-street parking. Approved parking spaces at the remote site shall be considered as if they are located on the main site, but the same parking spaces may not be used to satisfy parking requirements for any other site.~~
 - ~~b) Site plan approval is required. The property on which the off-site parking is located must be owned (or leased) by the owner of the property for which the parking serves. Proof of ownership (a deed or long-term lease) shall be provided for site plan approval. Approved parking spaces at the remote site shall be considered as if they are located on the main site. Leased parking shall require a long-term lease with a minimum term of ten (10) years duration. All proposed long-term parking leases must be reviewed and approved by the City Attorney and upon approval, recorded with the Sullivan County Recorder as part of the site plan approval process.~~
 - e)
6. *Prohibition of the Use of Public Right-of-Way for Off-Street Parking Requirements.*

Required off-street parking shall not be located on any public right-of-way or public property. Adequate measures shall be taken to prevent the encroachment of parked vehicles onto such public properties by the use of curbs, fences or similar methods.
7. *Surface and Other Improvements.*

With the exception of single-family and two-family residences, parking spaces, lots and related improvements shall be designed, constructed and maintained in accordance with the City of Bristol, Tennessee Design Manual and all other applicable regulations.

Ord. 10-2 Updated 2/10
Ord. 10-15 Updated 1/11

216 - BILLBOARD AND SIGN REGULATIONS

D. General Provisions For Signage

3. *Free-Standing Signs*

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

- a. *Minimum Setback from Property Line(s)* - 5 feet, except:
 - 1. At corner lots - 10 feet, or as required by Planning Commission Staff in cases in which traffic visibility may be impaired.
 - 2. At establishments (either allowed or preexisting nonconforming) in residential zones - 15 feet.
 - 3. When the existing structures along a road frontage are set back less than the minimum front yard requirements, the sign setback may be less than the minimum, but not less than the average setback of all signs in the same block and zone within 200 feet of the site of proposed sign. In any case, the sign shall not be located within a street right-of-way.
- b. *Maximum Sign Area* - See Chart, Subsection F of this Section
- c. *Maximum Height* - See Chart, Subsection F of this Section
- d. *Number of Freestanding Signs Allowed*
 - 1. Each lot or parcel (inclusive of lease parcels or out-parcels) or group of lots or parcels used by one establishment or group of establishments within a single structure shall be permitted one (1) freestanding sign.
 - 2. For lots with frontage on two intersecting public rights of way, one (1) freestanding sign shall be permitted on each frontage, provided that each sign is placed a minimum of fifty feet (50') from the intersecting street right of way line. The sign area for one street frontage may not be transferred to or combined with the sign area on the other street frontage.
 - (a) For lots with frontage of 400 feet or more along a public right of way, one (1) additional freestanding sign shall be permitted with a maximum number of freestanding signs of two (2) for non-corner lots and three (3) for lots on intersecting rights-of-way. When two signs are allowed on a single street frontage under this provision, they must be separated by a minimum distance of 200 feet.
 - i. Shopping centers, office complexes, and other groups of buildings that include two or more business or buildings and are part of a cohesive development approved with an overall site plan, shall be permitted one (1) shared complex sign for each street frontage in lieu of individual freestanding signs.
 - ii. Minimum Ground Clearance - 7 feet (exception - signage in landscaped areas, away from pedestrian or vehicular traffic, and not blocking traffic visibility).
- e. B-1A and B-1B and PRD Nonresidential Uses
 - 1. Sign area
 - (a) Free standing signs - Three quarters (0.75) of a square foot for each linear foot of building face parallel to a public right of way with a maximum area of seventy-five (75) square feet per sign. Monument signs are allowed one (1) square foot for each linear foot of building face parallel to a public right of way with a maximum area of one hundred (100) square feet per sign. In no case will a lot or parcel be limited to sign area less than thirty-two (32) square feet.

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

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

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

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

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

1. Sign area

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

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

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

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

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

4. **Wall-Mounted Signs**

a. A wall sign shall not protrude more than eighteen (18) inches from the wall to which it is attached.

b. A wall sign shall not exceed two (2) square feet of area for each linear foot of building face parallel to a public right-of-way. A wall sign may be placed on a wall that is not parallel to a public right of way, but the amount of sign area that is permitted on each building is determined solely by the wall(s) parallel to a public right-of- way.

c. Wall signage may not extend above the roofline or canopy structure.

d. Wall mounted signs may include projecting signage. Projecting signs shall comply with the following provisions:

1. Minimum height – 10 feet above the entrance sidewalk or pavement surface.
2. Maximum Projection – shall project no more than 4 feet from the building.
3. Within the B-2 Central Business District and B-2E Central Business Expansion District, flat mounted and projecting signs, including those attached to an awning, may be approved within an area dimensionally within (above) the public right-of-way providing all attachments are approved.

F. Freestanding Sign Chart

Zoning and Sign Type	Sign Area Formula	Maximum Size	Maximum Height	Minimum Setback
B-1A, B-1B, PRD Freestanding	0.75 sq ft/linear ft building face	75 sq ft	25 ft	5 ft
Monument		100 sq ft	10 ft	5 ft
Complex, Freestanding	1.0 sq ft/linear ft building face	150 sq ft	25 ft	5 ft
Complex, Monument	0.75 sq ft/linear ft building face	200 sq ft	10 ft	5 ft
	1.0 sq ft/linear ft building face			
B-2 and B-2E Freestanding	1.0 sq ft/linear ft building face	100 sq ft	25 ft	5 ft
Monument		125 sq ft	10 ft	5 ft
Complex, Freestanding	1.25 sq ft/linear ft building face	200 sq ft	25 ft	5 ft
Complex, Monument	1.0 sq ft/linear ft building face	250 sq ft	10 ft	5 ft
	1.25 sq ft/linear ft building face			
B-3 & PBD Freestanding	1.0 sq ft/linear ft building face	120 sq ft	30 ft	5 ft
Monument		150 sq ft	10 ft	5 ft
Complex, Freestanding	1.25 sq ft/linear ft building face	240 sq ft	30 ft	5 ft
Complex, Monument	1.0 sq ft/linear ft building	300 sq ft	10 ft, 240	5 ft

	face 1.25 sq ft/linear ft building face		sq ft or less 15 ft, 241 sq ft or more	
M-1, M-2, & M-3 Freestanding	1.0 sq ft/linear ft building face	120 sq ft	30 ft	5 ft
Monument	1.25 sq ft/linear ft building face	150 sq ft	10 ft	5 ft
Complex, Freestanding	1.0 sq ft/linear ft building face	240 sq ft	30 ft	5 ft
Complex, Monument	1.0 sq ft/linear ft building face 1.25 sq ft/linear ft building face	300 sq ft	10 ft, 240 sq ft or less 15 ft, 241 sq ft or more	5 ft
R-M, R-1A, R-1B, R-2, R-3, R-4, MH & PRD	All permitted signs allowed 32 sq ft	32 sq ft	25 ft	15 ft
Open Space and Reserved (O-S)	N/A	64 s. f. maximum	10 feet	10' feet along front yard and 50 feet from side yard

Regardless of formula results, no freestanding sign shall be limited to less than 32 sq ft. Sign height shall be measured from the crown of the adjacent public roadway. In no case will a freestanding sign be required to have a height less than 10 feet measured from the average grade of the land surrounding it.

Signs placed near an intersection of two public streets must be a minimum of 10 feet from each property line and must meet the sight triangle requirements.

Ord. 10-15 Updated 1/11

CHAPTER 4 BUSINESS DISTRICTS

SECTION

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

404 B-2E DISTRICT – CENTRAL BUSINESS EXPANSION

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

1. Permitted Uses

- a. Existing Single-family & Duplex are allowed and may may be replaced.
- b. Multi-family Residential
- c. 238 – Specialty Trade Contractors, limited to administrative offices, but not allowing for equipment or material storage exterior to the office building.
- d. 31 - Manufacturing – Permitted only as an on-site ancillary process which is accessory to the retail component of the permitted retail use and functions as a portion of that use. It is limited to:
 - 3118 - Bakeries & Tortilla Manufacturing, limited to:
 - 311811 – Retail Bakeries
- e. 312 – Beverage & Tobacco Product Manufacturing, limited to –
 - 31212 – Breweries
 - 31214 - Distilleries
- f. 313210 Hand Weaving
- g. 315 – Apparel Manufacturing
- h. 316 – Leather and Allied Product Manufacturing, limited to:
 - 3162 – Footwear Manufacturing
 - 3169 – Other Leather and Allied Product Manufacturing
- i. 323 - Printing and Related Support Activities
- j. 33 - Manufacturing, limited to –
- k. 3399 – Other Miscellaneous Manufacturing, limited to:
 - 33991 – Jewelry and Silverware Manufacturing.
 - 33999 - All Other Miscellaneous Manufacturing, limited to –
 - 339992 – Musical Instrument Manufacturing
- l. 44 – Retail Trade except for 447 – Gasoline Stations
- m. 451- Sporting Goods, Hobby, Book, and Music Stores
- n. 453 - Miscellaneous Store Retailers except for 45993 Manufactured Home Dealers
- o. 454 - Nonstore Retailer, except for Direct selling Establishments
- p. 48-49 - Transportation and Warehousing, limited to 4853 – Taxi and Limousine Service
- q. 51 – Information, except for 512132 – Drive-in Motion Picture Theaters
- r. 52 – Finance and Insurance
- s. 53 – Real Estate and Rental and Leasing, Limited to:
 - 531 – Real Estate
 - 532 – Rental and Leasing, limited to:
 - 5321 - Automobile Equipment Rental & Leasing

- 5322 – Consumer Goods Rental, not to include 53241 Commercial, Air, Rail, and Water
- 533 – Lessors of Nonfinancial Intangible Assets (Except Copyrighted Works)
- t. v. 54 – Professional, Scientific, and Technical Services (RENUMBER FROM HERE)
- u. 55 – Management of Companies and Enterprises
- v. 561 – Administrative and Support Services
- v. 62 – Health Care and Social Service Assistance, limited to:
 - 6211 – Offices of Physicians
 - 6212 – Offices of Dentists
 - 6213 – Offices of Other Health Practitioners
- w. 71 – Arts, Entertainment, and Recreation, including:
 - 711 Performing Arts, Spectator Sports, and Related Industries, except for 7112 – Spectator Sports
 - 712 – Museums, Historical Sites, and Similar Institutions
- x. 72 – Accommodation and Food Services, except for 7212 – RV (Recreational Vehicle) Parks and Recreational camps
- y. 81 – Other Services (except Public Administration), limited to:
 - 811 – Repair and Maintenance, except for:
 - 8113 – Commercial and Industrial Machinery and Equipment (except Automotive and Electronic)
 - 812 – Personal and Laundry Services, limited to:
 - 8121 – Personal Care Services
 - 8129 – Other Personal Services
 - 8122 – Death Care Services, except for 81222 – Cemeteries & Crematories
 - i. 813 – Religious, Grant making, Civic, Professional, and Similar Organization
- z. Other uses not otherwise listed above but determined to be consistent with the permitted NAICS use categories of uses.

2. Uses Allowed Under Special Use Permit

- a. 7112 – Spectator Sports

3. Space Requirements (See chart at end of this Chapter)

4. Off-Street Parking, Loading and Unloading

- a. Off-street parking shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance.
- b. Off-street loading and unloading. Buildings hereafter constructed, extended or converted to commercial use which have access to a public alley shall provide off-street facilities as required in Section 214 for the loading and unloading of merchandise and goods either within the building or adjacent to a public alley in such a manner so as not to obstruct freedom of traffic movement on the public alley. (Ord. No. 90-34, S.I. 1-8-91; Ord. No. 97-95, 1-13-98)

Ord. — - Updated

404-405 - B-3 DISTRICT - GENERAL BUSINESS ZONE

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

1. Permitted Uses

- a. 54194 – Animal clinics or animal hospitals with no outside kennels**
- b. 481, 8111 – Auto sales and repair**
- c. 3118 – Bakeries**
- d. 52 – Banks**

- e. 8121 - Barber shops
 - f. 8121 - Beauty shops
 - g. 3125 - Bottling works
 - h. 485 - Bus terminals
 - i. 54, 55, 561 - Businesses and professional offices
 - j. 3222 - Cardboard box manufacturing
 - k. 811192 - Car washes
 - l. 813110, 236220 - Churches
 - m. 6215 - Clinical laboratories
 - n. 44512 - Convenience stores
 - o. 624 - Day care centers
 - p. 512132 - Drive-in theaters
 - q. 8123 - Dry cleaning and laundry establishments
 - r. 4247 - Flammable liquid storage above ground not exceeding one-thousand (1,000) gallons
 - s. 8122 - Funeral homes
 - t. 72 - Hotels and motels
 - u. 5121 - Indoor theaters
 - v. 8111 - Machine shops; where related to auto, auto parts, or electrical repair businesses.
 - w. 31, 32, 33, 42, 44, 45 - Manufacture of articles to be sold at retail on premises, provided such manufacturing is incidental to the retail business and employs not more than five operators.
 - x. 4444 - Milk distribution stations
 - y. 447 - Motor fuel stations
 - z. 62, Offices for certified, registered or licensed health care professionals
623110 - Nursing Home, limited to 88 beds per acre
 - aa. 327, 333 - Optical goods manufacture
 - bb. 237310 - Parking lots
 - cc. 236220 - Parking garages
 - dd. 71 - Places of amusement and entertainment
 - ee. 323 - Printing and engraving establishments
 - ff. 92 - Public buildings
 - gg. 236220, 452910, 45113, 481219, 488119, 523910, 561599, 711211, 71394, 71399, 72131, 81341 - Public or private clubs
 - hh. Residential purposes as specified below:
1. 236115 - Single and two-family residences - construction or expansion must be approved by the Building Inspector, cannot exceed R-2 space requirements.
2. 236116 - Multifamily residences by Special Use Permit only
 - ii. 44-45 - Retail businesses
 - jj. N/A - Signs - see Chapter 2, Section 216
 - kk. 4853 - Taxi stands
 - ll. 454390 - Temporary long term sales as defined in Chapter 2, Section 219
 - mm. 4884 - Truck terminals
 - nn. 45113 - Upholstery shops
 - oo. 44112 - Used car lots
 - pp. 42 - Wholesale businesses, not to include warehouses that are separate from the offices of that business
 - qq. 4884 - Wrecker service - The storage lot for wrecked vehicles is limited to 5,000 square feet and must be enclosed with fencing
 - rr. Other uses of the same general character which are compatible with the district such as those listed above deemed appropriate by the Planning Commission by Special Use Permit.
2. Uses Allowed Under Special Use Permit
- a. 811211 - Electronic assembly operations
 - b. 622, except 622210 - Hospitals
 - c. 7139 - Private golf, swimming and tennis clubs
 - d. 81 - Schools

- e. 531130 - Warehouses
 - f. 71399 - Adult Entertainment Establishments
 - g. 6233 - Assisted Living Facilities, limited to the R-3 density
 - h. 81291 - Animal Day Care Facilities under the following conditions:
 - 1. A Site Plan for Construction or a Site Plan for Change of Use must be reviewed by Community Development staff and approved by the Bristol Tennessee Regional Planning Commission.
 - 2. A ten-foot landscape buffer must be maintained around the perimeter of the site when adjacent to commercial uses and 25 feet when adjacent to residential zones or uses.
 - 3. Outdoor exercise/recreation shall not be visible from the street.
 - 4. The setback for all accessory structures associated with Animal Day Care Facilities shall be a minimum of ten feet in addition to the setback required by the zone of adjacent parcels. In no instance shall the setback be less than 25 feet.
 - 5. The granting of a special use permit for an Animal Day Care Facility shall not exempt the permit holder from compliance with all applicable provisions of Chapter 10 of the Code of Ordinances.
 - i. 71 - Recreational Developments
- 3. Space Requirements (See chart at end of this Chapter)
 - 4. Off-Street Parking, Loading and Unloading. Shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance. (Ord. No. 92-17, 7-7-92; Ord. No. 93-44, § IV, 1-4-94; Ord. No. 97-95, 1-13-98)

Ord. 11-17- Updated-9/11

405-406 - SPACE REQUIREMENTS FOR BUSINESS ZONES

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

B-3	<p>COMMERCIAL STRUCTURES ¹</p> <p>Minimum front yard - 15'</p> <p>Minimum rear yard - 20'</p> <p>Minimum side yard when adjoining residential lot or district - 10'</p> <p>RESIDENTIAL STRUCTURES ²</p> <p>Minimum front yard - 25'</p> <p>Minimum rear yard - 30'</p> <p>Minimum side yard - 6', 20' total or 30% of lot width; for structures 30' or greater in height - 3:1 height to side yard ratio</p>	<p>N/A</p> <p>Same as for R-3 (See Section 307)</p>	<p>N/A</p> <p>Same as for R-3 (See Section 307)</p>	<p>85' maximum, but may be less due to fire flow characteristics or the ability of fire suppression equipment to adequately serve the structure</p> <p>85' maximum, but may be less due to fire flow characteristics or the ability of fire suppression equipment to adequately serve the structure</p>
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Ord. 14-17 Updated 10/

406-407 - PLANNED BUSINESS DISTRICT

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

A. General Provisions

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

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

B. Development Review Procedures

1. Site Plan Submittal Requirements

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

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

2. Plan Review Procedures

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

C. Uses Permitted

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

D. District Regulations

1. Minimum Lot Area

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

2. Minimum Setback Requirements

- a. The setback requirements of the Planned Business District shall be the same as the B-3 District except as provided herein.
 1. A required twenty-five foot (25') peripheral boundary shall be required on any property line adjacent to any residentially zoned or residentially utilized property. This peripheral boundary shall be restricted in use for required buffers or landscape areas. The peripheral boundary may contain walkways and driveways for ingress and egress directly to the premises, and for rights of way for utilities and drainage channels, and shall be developed and maintained as landscape area or buffer area as required by these regulations.
 2. In order to allow flexibility in design, internal to the planned development, there shall be no requirement for a front, rear, or side yard. However, all exterior boundaries to the development shall comply with the B-3 setbacks set forth in Chart 405 – *Space Requirements for Business Zones*. The Planning Commission may require the comprehensive development plan to show additional front, rear and side yards in order to protect the public health, welfare, and safety.
 3. Principle and accessory buildings shall not encroach into any required landscaping and buffer area required on any exterior boundary.
3. **Compliance with Subdivision Regulations.** All planned development where buildings or lots may be offered for immediate or future sale, shall meet the requirements of the Subdivision Regulations.
4. **Height Regulations.** Building height regulations shall be the same as provided in the B-3 District regulations.
5. **Off-Street Parking and Loading Requirements.** Off-street parking and loading requirements shall comply with Section 213 – Off Street Automobile Parking.
6. **Comprehensive Development Plan.** A comprehensive development plan in the Planned Business District shall be approved by the Planning Commission prior to the issuance of a building permit. The comprehensive development plan shall comply with the requirements of Chapter 10 and shall include:
 - a. A landscaping plan compliant with Chapter 11 of these regulations, including site grading, landscaping design, types of plantings, and height. Landscaping shall meet the provisions of Section 1109, Commercial Standards. The landscaping plan shall also provide for buffering as set forth in Section 1112, provided, however, the Planning Commission may require additional plantings and/or fencing determined to be necessary to fulfill specific buffering needs specific to the property being developed.

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

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

- b. Proposed construction sequence for buildings, landscaping and other uses.
- c. Proposed building elevations, materials and dimensions.
- d. *Lighting Requirements.* All exterior lighting shall conform to Section 50-30, Outdoor Lighting, of the Code of Ordinances.

- 7. *Floodplain/Floodway.* All developments within the Planned Business District shall conform to the requirements of Chapter 7, Flood Plain Districts.

497-408 – PLANNED DEVELOPMENT AREA OVERLAY

Purpose:

The purpose of Planned Development Area Overlays is to promote planned development that minimizes traffic conflicts by creating safe, controlled, and limited access; that protects the scenic natural beauty of the area; and that creates an environment of continuity through the site plan development process. Permitted uses, area, setbacks, landscaping, signage and lighting requirements in the overlay district are those set forth in the underlying zoning classification for the property unless otherwise noted.

I. Highway 394 Overlay

- 1. The boundaries of this Overlay are as follows:

Those parcels adjoining Tennessee State Route 394 (SR 394) from its intersection with U.S. Highway 11E west to the corporate limits of the City of Bristol as of June 1, 2006, as specifically designated along SR 394 and shown on the Official Zoning Map as Highway 394 Overlay.

- 2. A purpose and intent of this overlay is to control access and minimize conflict points along SR 394. Proposals for the development of land or the subdivision or combination of lots with adjacent properties shall be required to provide access to these new lots and developments in a manner that minimizes the disruption of traffic and maximizes the safety of this transportation corridor.
- 3. Development Review Procedures

The Planning Commission is granted authority to approve site plans in Highway 394 Overlay, and is authorized to require design changes when such changes are determined necessary to reduce the impact of development on adjacent residential areas, or to enhance traffic safety, or to improve the functionality of design. Such changes may include, but are not limited to, the requirement that building or loading and unloading areas are located so that the rear of a building does not face a residential area, or to position parking areas to act as an additional buffer from adjacent uses. Design changes may include the addition of inter-connections between adjacent access ways or parking areas and the attachment of common access easement agreements. The Planning Commission shall have the authority to approve design changes to allow shared or common landscaping or buffering between adjacent uses.

a. Site Plan Submittal Requirements

All site plans submitted for developments within a Highway 394 Overlay shall conform to the requirements of Chapter 10, Site Plan and Erosion Control Requirements.

The Planning Commission may review a preliminary concept plan for proposals requesting review of a development concept prior to the submission of a site plan as required in Chapter 10.

b. Plan Review Procedure

All development plans within the Highway 394 Overlay shall be submitted to the city for review and shall be presented to the Planning Commission for approval. If the development plan is disapproved, the reasons for disapproval shall be stated to the applicant. The decision of the Planning Commission shall be final.

1. The Planning Commission may attach such conditions in the approval of the site plan as are necessary to ensure the continuous conformance to all applicable standards and the integrity of the district.
2. The Planning Commission may require additional buffering, modifications in the location of parking areas, lighting plans, entrances or access points, or cross-access designs when determined necessary to protect existing residential areas, improve traffic circulation; or enhance traffic safety.
3. Failure to observe the conditions imposed by the Planning Commission in the approval of a site plan shall be deemed grounds of violation and subject to the revocation of the approval.
4. Height Regulations. The maximum height of a building shall be the same as the underlying zoning district, except when adjacent to a residential district. When adjacent to a residential district, the maximum height of the adjacent residential district shall apply, unless the building is setback on the side adjacent to the residential district one foot (1') for each additional one foot (1') in height.
5. The Planning Commission may require the developer/applicant to submit a traffic study for development plans proposing new access roads or driveways to determine the impact of the access point on the traffic movement and safety on SR 394. Those standards will be defined as follows:
 - a. No new Ingress-egress driveways on SR 394 shall be allowed within five-hundred fifty feet (550') of an existing driveway, field entrance, or intersection of a private or public street unless such location is

determined acceptable based on a traffic impact study.

Access to major thoroughfares may be required to be made by means of internal service roads or design features with a limited number of curb cuts to minimize conflict points. Additionally, all new curb cuts on developments entering onto a public or private highway shall, whenever possible, align with curb cuts directly across the roadway. Reference shall be made to the study conducted by the City of Bristol, Tennessee and further translated as follows for this section of SR 394:

- b. Any new access point which is permitted, regardless of location, must be situated in a manner to ensure that adequate sight distance for the posted speed limits is maintained.
- c. With the subdivision of land or as part of the site plan approval process:
 - i. The use of frontage or service roads off of the SR 394 right-of-way may be required to minimize access points and to control traffic internally from center to center.
 - ii. The Planning Commission shall have the authority to require cross connections between parcels when deemed to be in the public interest.
- d. The use of alternative public roads may be required as access points to adjacent parcels.
- e. The intention of the developer to dedicate a proposed access point as a public street shall have no impact on these standards.
- f. All access points identified on the TDOT project plans for this portion of SR 394, as well as those constructed as changes to the roadway plans are considered established access points.
- g. The Planning Commission may approve alternative new ingress-egress driveways or roads intersections on SR 394 with the submission of an approved traffic study and upon recommendation of the city manager or his designee assuring the safety provisions of this Subsection 6 will be complied with.
- h. Exterior Facade – Non-residential building elevations for new construction and additions to existing buildings are prohibited from using the following materials on any elevation that is visible from any arterial or collector street:
 - i. Bare cinder block

- i. Bare concrete block
- iii. Single sheet corrugated or ribbed panel metal siding

All new buildings or additions, including any part of a new building or addition that lies outside of the overlay, shall comply with this section.

II. Volunteer Parkway Overlay

1. The boundaries of this Overlay are as follows:

Those parcels adjoining or within 250 feet from the nearest right-of-way of the Volunteer Parkway from its intersection with State Street south to the corporate limits of the City of Bristol as of May 1, 2011, as specifically designated along U.S. Highway 11E and shown on the Official Zoning Map as Volunteer Parkway Overlay.

- a. Exterior Façade – Non-residential building elevations for new construction and additions to existing buildings are prohibited from using the following materials on any elevation that is visible from any arterial or collector street:
 - i. Bare cinder block
 - ii. Bare concrete block
 - iii. Single sheet corrugated or ribbed panel metal siding

All new buildings or additions, including any part of a new building or addition that lies outside of the overlay, shall comply with this section.

III. Central Business District Overlay and Central Business Expansion District

1. The boundaries of ~~this~~these Overlay ~~Districts~~ are as follows:

Those parcels located within the area bounded by Anderson Street, State Street, the Norfolk Southern Railroad right-of-way, and Volunteer Parkway as of September 2012, and shown on the Official Zoning Map as Central Business District ~~Overlay~~.

Those parcels located within the area adjoining West State Street from its intersection with Volunteer Parkway to 18th Street as shown on the Official Zoning Map as the Central Business Expansion District.

- a. Exterior Façades – Building elevations for new construction and additions to existing buildings are prohibited from using the following materials on any elevation:
 - i. Bare cinder block
 - ii. Bare concrete block
 - iii. Single sheet corrugated or ribbed panel metal siding
 - iv. Wood (except as an accent)

All new buildings or additions, including any part of a new building or addition that lies outside of the overlay, shall comply with this section.

CHAPTER 11 LANDSCAPE AND BUFFERING

1109 – COMMERCIAL STANDARDS

1. **Commercial Zones** - Developments within the B-1A, B-1B, and B-3 zones are required to meet the landscape regulations in Section 1107- **Minimum Standards for Landscape Areas & Materials**, and as set forth below:

Front yard	10 feet
Side yard	5 feet
Rear yard	5 feet

Provided however, when appropriate, the provisions of Section 1112 shall apply.

2. Those developments located in the B-2 and B-2E zones are exempt from meeting the landscape requirements except for the provisions of Section 1107.2. Parking Lot Standards, provided however, when appropriate, the provisions of Section 1112 shall apply.

1112 – BUFFER AREA REQUIREMENTS & OPTIONS

The location of intense residential uses, commercial uses and industrial uses adjacent to single family and other low-density uses, negatively affect the desirability and consequently the value of the low-density residential properties. Similar problems can exist between commercial and industrial uses. Buffer Areas can modify and minimize these impacts. The purpose of this section is to assure that protection is afforded adjacent lower density property users.

Certain uses will have higher impacts on adjacent properties than other uses. For the purposes of this section, impact classifications and use areas shall designate the required buffer areas. Furthermore the developer shall be responsible for installing and the property owner for maintaining the buffer area.

1. **Impact Classifications**
 - a. **Definitions:**

- **No Impact:** Abutting uses which have little or no impact on each other.
- **Low Impact:** Abutting uses which have a low impact to each other and require a minimal amount of buffer area.
- **Medium Impact:** Abutting uses which have a medium or moderate impact on each other and require a moderate amount of buffer area.
- **High Impact:** Abutting uses which have a high or extreme impact on each other and require a heavy amount of buffer area.

The Buffer Area will be required as per the following table.

	No Impact	Low Impact	Medium Impact	Heavy Impact
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No Impact		A	B	C
Low Impact	A		B	C
Medium Impact	C	B		A
Heavy Impact	C	B	A	

A,B,C, Indicates Buffer Area Type Required.

b. Use Areas

- No impact uses are any uses permitted in the R-M, R-1A, and R-1B zoning districts.
- Low impact uses are any uses permitted in the R-2, R-3, R-4,
- Medium impact uses are any uses permitted in the MH, and B-1A, B-1B, B-2, B-2E, and B-3 zoning districts.
- Heavy impact uses are any use permitted in the M-1 and M-2 zoning districts.

2. Buffer Area Types

In order to allow some flexibility in the Buffer Area design and construction, the Buffer Area Types will allow several different options for each Type.

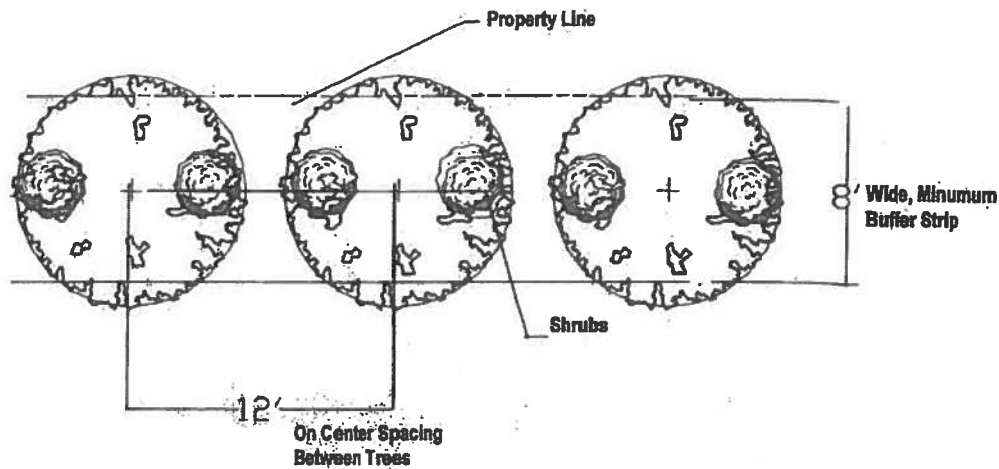
Berms may be substituted for fencing as follows:

- berms must be a minimum of five (5) feet high.
- the minimum crown width of the berm shall be two (2) feet.
- the maximum side slope of the berm shall be 2H:IV.
- berms shall be designed for ease of maintenance and to minimize potential erosion problems.
- berms must be planted in grass or other suitable ground cover and be compatible with the required level of buffering they are replacing.

Note: When Berms are utilized in buffer areas but are not intended to substitute for fencing, no minimum height has been established.

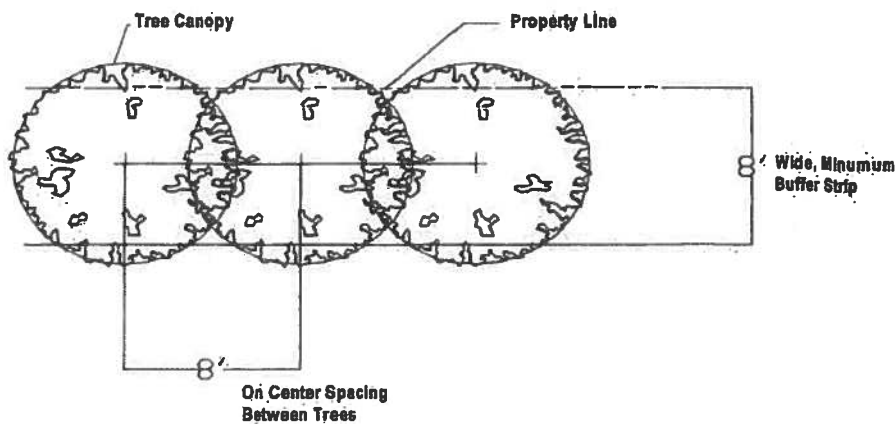
Buffer Area Type A

Option 1: A minimum buffer strip of eight (8) feet in width with one (1) row, of evergreen trees or other acceptable buffer species spaced no greater than eight (8) feet on center. Species requiring different spacing standards may be approved, provided adequate documentation is submitted to justify a variation.



Buffer Type A
Option 1 Graphic

Option 2: A minimum buffer strip of eight (8) feet in width with one (1) row of evergreen trees or acceptable buffer species spaced no greater than twelve (12) feet on center and a minimum of two (2) evergreen shrubs per tree are provided.



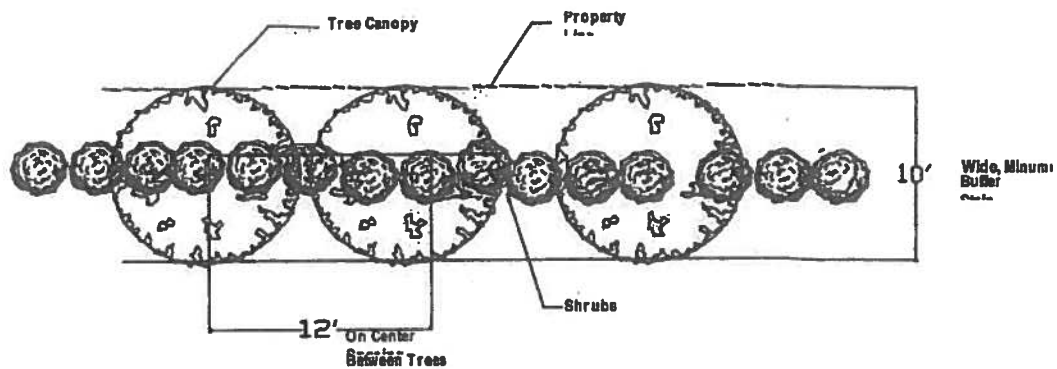
Buffer Type A
Option 2 Graphic

Option 3: A solid-barrier masonry wall or wooden fence or equivalent at least six (6) feet in height. The buffer strip shall be no less than five (5) feet in width.

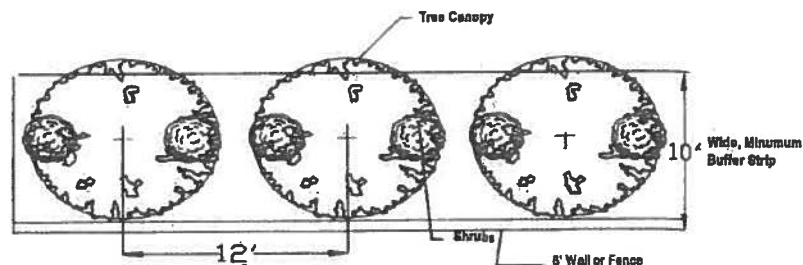
Buffer Area Type B

Option 1: A minimum buffer strip of ten (10) feet in width with a row of coniferous trees no greater than twelve (12) feet on center and with no less than six (6) evergreen shrubs per tree.

Buffer Area Type B
Option 1 Graphic

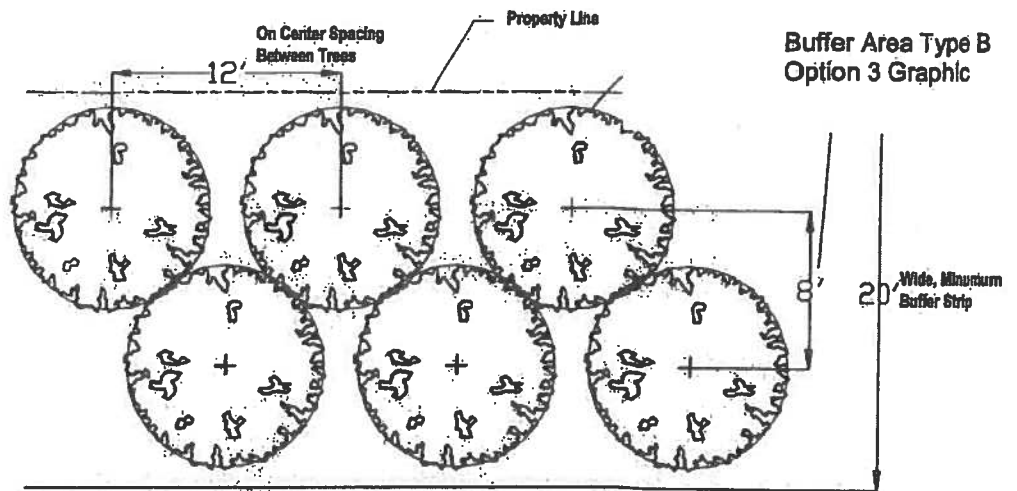


Option 2: A solid-barrier masonry wall or wooden fence or equivalent at least six (6) feet in height with a row of trees no greater than twelve (12) feet on center. If the trees are placed between the fence and the adjacent property, then a minimum of two (2) shrubs per tree must also be planted. The buffer strip shall be a minimum of ten (10) feet in width.



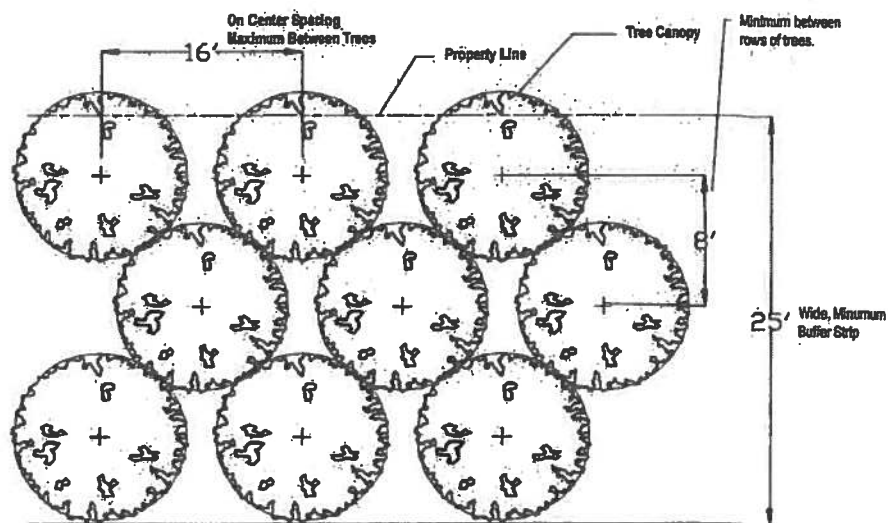
Buffer Area Type B
Option 2 Graphic

Option 3: A minimum buffer strip of twenty (20) feet in width with a double row of buffer trees, with a minimum row separation of eight (8) feet, planted a maximum of twelve (12) feet on center. Tree placement on alternate rows should be staggered.



Buffer Area Type C

Option 1: A minimum buffer strip of twenty-five (25) feet in width with no less than three rows of buffer trees with a minimum row separation of eight (8) feet and spaced no more than sixteen (16) feet on center.



Buffer Area Type C
Option 1 Graphic

Option 2: A solid barrier masonry wall or wooden fence or equivalent at least six (6) feet in height with two (2) rows of trees with a row separation of no more than eight (8) feet and spaced no less than twelve (12) feet on center. The buffer strip shall be a minimum of twenty (20) feet.

Buffer Area Type C
Option 2 Graphic

