

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.

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

- Essential Service
- Utility and Vehicular

Industrial Activities

- Limited Manufacturing
- Intermediate Manufacturing

Commercial Activities

- Animal Care
- Research Service
- Wholesale Sales
- Transport and Warehousing
- Construction Sales and Service
- Limited Warehousing
- Convenience Sales and Service

B. Permitted Accessory Uses and Structures

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.

C. Conditional Uses

The following are conditional uses within this district:

Community Facility Activities

Intermediate Impact, (except for cemeteries, mausoleums and columbariums)

Extensive Impact

Limited Child Care and Adult Car Facilities

D. 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

Industrial Activities

- Limited Manufacturing
- Intermediate Manufacturing
- Extensive Manufacturing

Commercial Activities

- Animal Care
- Adult Entertainment
- Food Service
- Research
- Wholesale Sales
- Transport and Warehousing
- Convenience Sales and Service
- Construction Sales and Service
- Limited Warehousing

B. Permitted Accessory Uses and Structures

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.

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

Community Facility Activities

- Intermediate Impact, (except for cemeteries, mausoleums, and columbariums)
- Extensive Impact
- Limited Child Care

Commercial Activities

- Group Assembly Limited
- Group Assembly Extensive
- Scrap Operation

D. 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.

E. Adult Bookstores, Adult Motion Picture Theaters, Adult Mini-Motion Picture Theaters, Adult Entertainment Centers

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.

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.

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.

09.04 Purpose and Intent of the PBP Planned Business Park District

The purpose of the Planned Business Park District is to foster stability and growth in light industry, warehouse and distribution and research/development, and similar industries that are enhanced by access to transportation networks and that provide desirable employment opportunities for the general welfare of the community. The Planned Business Park District targets relatively large contiguous land areas that can be developed according to a unified plan in a high-quality, campus-like setting rather than on a lot-by-lot basis. The uses and standards in this district are intended to promote flexibility and innovation in site design and enhance the environmental quality and attractiveness of business parks in the community, enhance the natural or scenic qualities of the environment, and protect the public health and safety.

09.04.010 Areas Eligible for PBP District Designation:

Any land area of ten (10) or more contiguous acres within the City's boundaries and/or planning boundary shall be eligible for designation as a Planned Business Park District by the governing authority in accordance with the procedures set forth in Section 15.07.

09.04.020 Permitted Uses:

- A. A Planned Business Park, occupied by any combination of the following uses:
 - 1. Limited Manufacturing and Intermediate Manufacturing
 - 2. Merchandise showrooms, indoor;
 - 3. Offices of greater than 20,000 square feet in a single building(s), including medical offices and healthcare facilities;
 - 4. Public buildings and community education and training facilities;
 - 5. Research laboratories, but not outdoor testing facilities;
 - 6. Essential Services including utility structures providing services within the park, including telephone switching centers, electric transmission lines, gas piping, water pumping stations, and other necessary structures;
 - 7. Vocational school or technical college;
 - 8. Warehouses with associated office uses representing at least 15 percent of the gross floor area, data processing centers, but excluding dead vehicle storage, trucking companies and terminals, and moving storage companies;
 - 9. Wholesale distribution centers.

- B. Any of the following accessory uses within any building within a Planned Business Park, and primarily intended to serve employees and visitors of the park:
 - 1. Cafeterias or restaurants;
 - 2. Banks or similar financial institutions;
 - 3. Day care centers, subject to the following additional standards:

- a. The property is located on an arterial or collector street or private drive that serves only nonresidential uses or zoning districts, or on a local street within 100 feet of an intersecting arterial or collector street.
 - b. Screening of the play and parking areas from adjacent properties may be required.
 - c. The maximum number of children to be accommodated on a site shall be specified.
 - d. The following minimum areas shall be provided per child: 30 square feet of indoor play area, exclusive of restrooms, hallways, kitchen, or office space; 30 square feet of indoor rest area; and 50 square feet of usable outdoor play area.
 - e. State and local health, education, and/or fire regulations may reduce but shall not increase the number of students permitted to be enrolled.
4. Living quarters for custodian, caretaker, or watchman;
 5. Personal service establishments, including health and fitness centers, exclusively intended to serve occupants of business and research uses allowed in the PBP District.

C. Conditional Uses

1. Limited day care (child or adult) at per Section 15.06.050.

09.04.030 Development Standards and Regulations:

All development proposed within the Planned Business Park District shall comply with the following specific standards:

A. Minimum Area Requirements

1. PBP District: Ten (10) contiguous acres under common ownership. Measurement of acreage shall apply to land which is contiguous or would be contiguous except for separation by a public right-of-way or a railroad right-of-way.
2. Individual lot or building site within PBP District: 3 acres.

B. Minimum Yard Requirements - Except for allowable accessory uses, no building or structure shall be located within the following minimum yards:

1. Minimum front yard abutting public right-of-way: 50 feet.

Setback from roadways scheduled for widening shall meet the setback from the projected future right-of-way line per the Comprehensive Plan.

2. Minimum front yard abutting driveway or internal street: 35 feet.
3. Minimum side and rear yard abutting property zoned or used for residential purpose: 60 feet.
4. Minimum side and rear yard abutting property zoned or used for nonresidential purpose: 25 feet.

Greater yard and building setbacks may be required when the PBP zoned properties are located adjacent to a separate zoning district to comply with bufferyard requirements of Article, 13, Section 13.03.

5. Minimum frontage on public right-of-way for PBP District: 200 feet.

C. Height Limits

1. Maximum Height: 45 feet. Additional Building height of one foot shall be permitted for each additional foot of building setback beyond the minimum required setback.
2. The maximum height limitations of this Section shall not apply to heating and ventilation equipment, communication towers, or utility structures, except that no structure exceeding 45 feet shall be located within 200 feet of any property zoned or used for residential purposes.

D. Maximum Floor Area Ratio (FAR) - The total FAR of all buildings within a PBP District shall not exceed: 0.50.

E. Common Open Space Requirements

1. A minimum of 15 percent of the gross land area within a PBP District shall be set aside as common open space to provide for the recreational needs of employees and visitors of the office park.
2. Gross land area shall not include parking areas, driveways, or other impervious surfaces that are not usable for the activities described in Subsection 3. below.
3. Required open space shall be usable for active recreational activities, such as jogging, golf, or tennis; or passive recreation uses, such as sitting, scenic viewing, or lunch breaks. Open space areas shall be attractively landscaped and may contain water features, park benches, gardens, planting strips, trails, tennis courts, or other recreational or landscaping amenities.

F. Ownership and Maintenance of Common Elements

1. Common elements, such as undedicated streets or drives, recreational and parking facilities, open space, and sanitary and storm sewers, shall be either:
 - a. Maintained by the owner of the Planned Business Park, pursuant to a maintenance agreement approved by the City Attorney; or
 - b. Conveyed to and maintained by a common owner or property owners' association, pursuant to covenants or a maintenance agreement approved by the City Attorney;
 - c. Conveyed to a public body if such public body agrees to accept conveyance and to maintain the open space and any buildings, structures, or improvements located within it.
2. If common elements are to be maintained by a property owners' association, the developer shall establish restrictive covenants for the entire project area. The restrictive covenants must be submitted to show compliance with these district regulations, but will not be reviewed as to form, legality, or methods of enforcement. Those covenants must, at a minimum:
 - a. Create a property owners' association;

- b. Provide for the maintenance of individual sites, common areas, open spaces, and private streets; and
- c. Provide for minimum development and operational standards for each site which require adherence to local Ordinances and establish uniform landscaping, signage, site design, parking, and loading standards. The covenants may include additional restrictions or requirements at the discretion of the developer.

09.04.040 Additional Site Development Regulations

- A. Preliminary Master Development Plan Approval Required: The establishment of the PBP zoning district shall be based upon the submission and approval of a preliminary master development plan according to the provisions of Sections 15.07 of this Ordinance. The preliminary master development plan shall form the basis of the proposed PBP District, and, if approved, the plan and all of its components shall run with the land. All other conditions, regulations, and stipulations of the preliminary master development plan requirements shall be applied to any proposed development in the PBP District.
- B. Final Master Development Plan Approval Required: The Mayor and Aldermen's approval of a preliminary master development plan of a PBP District shall authorize and form the basis for the Planning Commission's final approval of said development. The final approval of the Planning Commission of the development shall be subject to the provisions of Section 15.07 of this Ordinance:
- C. Off-Street Parking and Loading Space Requirements
 - 1. Minimum Number of Spaces - Off-street parking facilities must conform to City standards set out in Article 11.00, or in lieu of such standards, to requirements established by the Planning Commission.
 - 2. Location of Parking Areas: - Off-street parking areas shall be conveniently accessible to uses within a Planned Business Park. Parking areas are strongly discouraged within front yards or setbacks adjacent to major streets.
- D. Outdoor Storage - Outdoor storage areas may be permitted as an accessory use on an individual lot within a Planned Business Park provided that such storage is completely screened from adjoining uses within and outside the park as well as from public rights-of-way in accordance with Section 13.04, and 13.05. Access through the screening for vehicles is permitted, but is limited to one 30-foot wide location per street frontage. No outside storage areas shall be permitted within any required setback or yard. In no event may the amount of land area devoted to outside storage exceed 15 percent of an individual lot area.
- E. Landscaping Screening and Bufferyard Requirements: All developments within a PBP District shall comply with the regulations and standards required in Section 13.04 and 13.05.
- F. Undergrounding of Utility Lines - All utility lines, such as electric, telephone, CATV, or other similar lines must be installed underground. This requirement applies to lines serving individual sites as well as to security and street lighting within the park. However,

distribution lines which service the entire site may be located above ground. All utility boxes, transformers, meters, and similar structures must be screened from public view.

G. Access and Traffic Considerations

1. Planned business parks should be accessible from one or more arterial or collector roads as designated in the Official Thoroughfare Map of Gallatin, Tennessee. Planned business parks should provide at least one distinctive main gateway entrance to the park.
2. Access to and through developments within a PBP district shall be designed and developed in accordance with Section 13.06.
3. Pedestrian Circulation. Sidewalks shall be provided along any roadways that are served by bus or vanpool service, and between buildings or to parking areas or transit stops. The pedestrian circulation system and its related walkways shall be separated, whenever feasible, from the vehicular street system in order to protect the public safety and provide safe and convenient pedestrian routes. Except where topography makes it impracticable, sidewalks shall be appropriately designed, graded, constructed, and surfaced to be readily usable by individuals in wheelchairs comply with ADA standards. Curb ramps shall be installed at all intersections and driveways to aid in wheelchair access.
4. Automobile Circulation: The street circulation system serving a planned business park shall be internally oriented. Access to the park shall be designed to discourage outside through traffic.
5. Delivery Truck Circulation: Truck traffic and its related circulation system shall be separated, whenever feasible from automobile and pedestrian circulation systems. Separate delivery entrances and circulation routes shall be clearly identified with appropriate signage.
6. Emergency Vehicles: The street circulation system within a planned business park should be designed to ensure easy access for and maneuvering of emergency vehicles.

H. Sign Regulations: All developments within a PBP district shall be designed and developed in accordance with the city's sign regulations.

I. Architectural Design Guidelines

1. Buildings within a PBP district should conform to a uniform architectural style and comply with all requirements of Section 13.08.
2. Metal shed type warehouse buildings are strongly discouraged. Natural materials, such as tilt-up concrete panels with stucco or other sculptured surfaces, brick, granite, or wood are acceptable building materials that comply with the purposes and character of the PBP district.

3. The entrance or entrances to a business park shall receive special emphasis in design and construction. It should set the tone for the development within and should create an identity for the project at the project street frontages. Special attention shall be paid to signage, landscaping, street configuration, future transit potential, and traffic circulation. At a minimum, a divided street entrance should be used at the principal entrance to the site.
- K. Additional Site Design Standards: All developments occurring within a PBP District shall be designed and developed to comply with the standards of Articles 11.00, 12.00, and 13.00 of this Ordinance.

ARTICLE 9.00 AMENDMENTS

Section	Ordinance #	Date
09.02.010. A	O0402-006	03/16/04
09.02.010. E	O0402-006	03/16/04
09.03.010. A	O0402-006	03/16/04
09.03.010. E	O0402-006	03/16/04
09.04	O0408-046	09/07/04
Various Changes	O1702-14	03/21/17