

## **ORDINANCE#**

### **AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF ASHLAND CITY, TENNESSEE ARTICLE V., SECTION 5.053.2(C) I-2 SPECIAL EXCEPTIONS**

**WHEREAS**, the Town of Ashland City Planning Commission has reviewed and discussed the amendment and has voted to recommend its passage; and

**WHEREAS**, the Mayor and Council of Ashland City, Tennessee has given due consideration to amend the Zoning Ordinance of the Town of Ashland City

**NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ASHLAND CITY, TENNESSEE**, that Article V., Section 5.053.2(C) be amended as follows:

#### **5.053.2 I-2, Light Industrial District.**

##### **A. District Description:**

This district, like the I-1 District, is designed for a wide range of industrial and related uses which conform to a relatively high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences. New residential developments are excluded from this district, both to protect residences from an undesirable environment, and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial developments are permitted.

##### **B. Uses Permitted:**

In the I-2, Light Industrial District, the following uses and their accessory uses are permitted:

1. Warehousing, goods transport and storage uses.
2. Wholesale sales facilities.
3. Limited manufacturing facilities.
4. Intermediate manufacturing facilities.
5. Aircraft dealers.
6. Animal care and veterinary services.
7. Agricultural services.

8. Essential public transport, communication, and utility services.
9. Signs as regulated by City Sign Ordinance.
10. Plant and forest nurseries.
11. Building materials and farm equipment sales facilities.
12. Dairies and truck gardens.
13. Mini-Warehouse Facilities.

C. Uses Permitted as Special Exceptions:

1. Group assembly uses, other than racetracks (auto, motorcycle, dog, and horse), and drag strips.
2. Food and beverage service facilities.
3. Food service take-out facilities.
4. Commercial recreation facilities.
5. Contract construction services.
6. Consumer repair services.
7. Intermediate impact facilities.
8. Government administrative services.
9. Adult oriented business establishments subject to the supplemental requirements cited in ARTICLE VII, SECTION 7.060. (Added by Ord 319, July 11, 2006, Renumbering 9 to 10, 10 to 11, 11 to 12)
10. Planned developments as regulated in ARTICLE V, SECTION 5.060.
11. Outdoor Firearms Training Facilities.
12. Special institutional care facilities.
13. Propane Storage, refueling, and customer tank storage center.
14. Outdoor storage materials to be used in manufacturing.

D. Uses Prohibited:

Uses not specifically permitted or uses not permitted upon approval as a special exception.

E.      Dimensional Regulations:

All uses permitted in the I-2, Light Industrial District shall comply with the following requirements except as provided in ARTICLE VI:

1.      Minimum Lot Size: No minimum lot size is required in the I-2 District.
2.      Minimum Yard Requirements:  
            Front Yard      60 feet  
            Side Yard      30 feet  
            Rear Yard      35 feet
3.      Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total lot area of such lot or parcel.
4.      Height Requirements: No building shall exceed forty (40) feet in height, unless on-site water storage facilities or other acceptable firefighting equipment is approved by the town's fire department. If approved, buildings may attain to sixty (60) feet in height, except as provided in Article VI, Section 6.040.
5.      Parking Space Requirements: As regulated in Article IV, Section 4.010.

**BE IT FURTHER ORDAINED**, this Ordinance shall be effective twenty (20) days after the final passage, to the public welfare requiring it.

First Reading: \_\_\_\_\_, 2023  
Second Reading: \_\_\_\_\_, 2023

ATTEST:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Recorder