

SULLIVAN COUNTY ZONING RESOLUTION

TEXT AMENDMENT PROCESS AND CHECKLIST:

Date: Oct 4, 2023

Article Reference (Pg #):

Article V - ADD Planned Artisan District

Existing Zoning Resolution Text:

5-101.2 ; 5-102A, 5.103A ; B-103.4 (part 5)

Proposed Zoning Resolution Text Amendment:

5-101.2 add part 5.; add PAD. to Use Table

Purpose and Need / Background Information: (Staff Report Attached)

& Bulk Resp
& Supplemental
Regs.

Initiated by:

Planning Director Staff

Sullivan County Regional Planning Commission

Landowner/Developer

Review and Recommendation Timeline:

<u>Public Review</u>	<u>Date</u>	<u>Recommendation</u>	<u>Vote Tally</u>
Initial Discussion by SCRPC	<u>Oct 17, 2023</u>	<u>yes</u>	<u>9 yes</u>
2nd Review by SCRPC	<u>send to cities</u>		
Bristol Staff			
Bristol Regional PC			
Kingsport Staff			
Kingsport Regional PC			
Public Notice			
County Commission Public Hearing			
<i>If CC Denies/Remands back for further Study - repeat full public review process</i>			

**F3. Zoning Text Amendment: Introducing a new Zoning Classification
(Blend of Small Business and Light Manufacturing)**

PAM or PAD

Planned Artisan Manufacturing District

This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses.

Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges.

Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.

Permitted uses within the PAM District are limited to artisan workshops, art studios, gallery workshops, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture.

Buildings are limited to a 5,000 square foot maximum building footprint. Multistory buildings are to be arranged with manufacturing limited to the base floor and the second story to be used for residence. If retail operations are present, the primary use for the building will be manufacturing and retail as a secondary use.

Notes

- 5000 sq ft maximum
 - o Building footprint
 - If it is multistory the second floor is for residential use only.
 - Primary use is for the manufacturing, secondary use is retail.
- Will be a new Zoning District in Article V – Manufacturing Zoning Districts.
 - o Purpose and Need
 - o Land Uses Permitted in Use Table
 - o Supplemental Regulations requiring Planning Commission site plan approval

Meeting Notes at Planning Commission:

5-101.2 District Purposes

1. PMD-2 Planned General Manufacturing District - This class of district is intended to provide space for manufacturing activities within the county. By reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics these activities require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
2. PMD-1 Planned Light Manufacturing District - This class of district is intended to provide space for a wide range of manufacturing and related uses, which conform to a high level of performance criteria and have the least objectionable characteristics. These districts may provide a buffer between other districts and other manufacturing activities, which have more objectionable influences. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Community facilities and commercial establishments, which provide needed services for industry and are complementary thereto, are permitted. All new developments in this district shall require Planning Commission approval to ensure compatibility with the surrounding land uses and/or adequate buffering to neighboring properties. This class of district shall require adequate infrastructure to support any possible uses allowed within the district provisions. This district is designed to promote the clustering of developments along major routes or within industrial complexes while providing internal access roads to ease of the motoring public and heavy vehicles.
3. M-2 Heavy Manufacturing District - This class of district is intended to provide suitable areas for intense, potentially noxious and/or dangerous manufacturing operations, including open land operations. It is specifically intended that all newly created districts be so located as to prevent possible negative impact upon adjoining uses and the environment. To this end, these districts are to be protected from encroachment by other activities. All new M-2 districts shall not be located wherein recognized environmentally sensitive lands exist unless all applicable permits are obtained prior to consideration of zone, to ensure environmentally sustainable practices can be achieved.
4. M-1 Light Manufacturing District - This class of district is intended to provide space for the types of manufacturing activities, which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics require locations relatively well segregated from non-manufacturing uses. Except as specified in Appendix B, Subsection B-105.2, Subpart 9, (Residential Occupancy in Connection with Nonresidential Activity), new residential activities are excluded. Commercial establishments and community facilities, which provide needed services for industry and are complementary thereto, are permitted. All new M-1 districts should be located along arterial or major collector routes and near existing commercial or manufacturing centers.
5. Planned Artisan District - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks. Permitted uses within the Planned Artisan Districts are limited to artisan workshops, art studios, gallery workshops, blacksmithing, traditional guilds, cultural creation centers, collaborative workspaces, and small-scale artisan-oriented manufacturing such as custom jewelry, pottery, wood-working and sculpture that require some equipment, that are not conducive to general retail or residential. All new PAD zones should be located along arterial or collector routes and near existing commercial or manufacturing centers. Supplemental Regulations are required with Planning Commission review.

**TABLE 5-102A
USES AND STRUCTURES
ALLOWABLE WITHIN MANUFACTURING DISTRICTS**

	PMD-2	PMD-1	M-2	M-1	PAD
I. MANUFACTURING ACTIVITIES					
A. Manufacturing – Limited	PC	PC	SUP	SUP	X
B. Manufacturing – General	PC	PC	SUP	SUP	X
C. Manufacturing - Basic Industry	PC	PC	SUP	SUP	X
D. Manufacturing – Hazardous	PC	X	SUP	X	X
E. Planned Artisan Limited – see B-103.4	PC	PC	PC	PC	PC
II. COMMERCIAL ACTIVITIES					
A. Adult Entertainment Establishments	X	X	O/PC	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	X
C. Automotive Parking	PC	PC	SUP	SUP	X
D. Automotive & Marine Craft, Sales, Services & Repairs	PC	PC	SUP	SUP	X
E. Auto Towing/Automobile Wrecking Yard	PC	X	SUP	X	X
F. Outside Materials, Equipment Sales, Service and Repair	PC	PC	SUP	SUP	X
G. Scrap Operations/Salvage/Junkyards	BZA	X	BZA	X	X
H. Self-Storage/Mini-Warehouse Storage Facilities	PC	PC	P	P	X
I. Warehousing, Goods Transport and Storage	PC	PC	SUP	SUP	X
J. Wholesale Sales	PC	PC	SUP	SUP	X
K. Commercial/Recreational – Limited Outdoor and Indoor Sport Shooting Ranges (amended on 03/15/10)	PC	PC	PC	PC	X
III. COMMUNITY FACILITY ACTIVITIES					
A. Administrative Services *	PC	PC	SUP	SUP *	PC
B. Child Care Facilities, any type	PC	PC	SUP	SUP	X
C. Community Assembly	X	X	X	X	PC
D. Essential Public Transport, Communication and Utility Service	SUP	SUP	SUP	SUP	SUP
E. Extensive Impact Facilities – Limited (see B-104.6 part 6)	PC	PC	PC	X	X
F. Intermediate Impact Facilities (Telecommunication Transmission Facilities – PC approval)	PC	PC	SUP	SUP	PC
G. Religious Facilities	X	X	X	X	SUP
H. Special Institutional Care Facilities	X	BZA	X	BZA	X
I. Waste Disposal Operations	PC	X	PC	X	X
J. Substance Abuse Medical Clinics (amended on 11/15/2010)	X	X	BZA	X	X
IV. AGRICULTURAL AND EXTRACTIVE ACTIVITIES					
A. Agricultural – General	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	X
C. Agricultural Services	P	P	P	P	X
D. Plant and Forest Nurseries	PC	PC	PC	PC	P
V. ACCESSORY /SEASONAL/TEMPORARY ACTIVITIES					
A. Accessory Storage – Enclosed Structure	PC	PC	SUP	SUP	PC
B. Accessory Child Care	PC	PC	SUP	SUP	PC
C. Administrative Office	PC	PC	SUP	SUP	PC
D. Operation of Cafeteria	PC	PC	PC	PC	PC
E. Outdoor Storage	PC	PC	SUP	SUP	X
F. Production for Retail Sale	X	X	X	X	PC
G. Residential Occupancy (approved administratively)	SUP	SUP	X	SUP	SUP
H. Special Events on Private Property	BZA	BZA	BZA	BZA	BZA

<p>KEY TO INTERPRETING USE CLASSIFICATIONS</p> <p>P = Indicates Permitted Use.</p> <p>SUP = Indicates Use Permitted with Supplemental Provisions.</p> <p>PC = Indicates Permitted Use on Site Plan Review by the Planning Commission.</p> <p>O = Indicates Use Allowable within Special Overlay District (See Article VIII, Section 8-401, ADULT ENTERTAINMENT DISTRICTS)</p> <p>BZA = Special Exception of Use after Approval of the Board of Zoning Appeals</p> <p>NOTES:</p> <p>(1) See Section 5-104.</p>	
<p>*Approved Alternative Training Facilities – Use of Cargo Shipping Containers for Administrative Services (PC approved with Supplemental Design Guidelines in Appendix B-104.6 Subpart 1D) amended on May 17, 2010.</p>	

5-103 BULK REGULATIONS

5-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base manufacturing district shall be as indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution.

5-103.2 Lot Dimensions - No lot shall be created, and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements.

1. **Lot Area**

a. **Minimum Area**

Within the various manufacturing districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 5-103A, (Bulk Regulations for Manufacturing Districts), or as may be otherwise specified in this resolution.

**TABLE 5.103A
BULK REGULATIONS FOR MANUFACTURING DISTRICTS**

	-----DISTRICTS-----				
	PMD-2	PMD-1	M-2	M-1	PAD
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS (As Percent (%) of Total Lot Area (See amendment##))	N/A	N/A	N/A	N/A	50
II. Maximum Impermeable Surface Ratio (As % of Lot Area)	75	75	75	75	75
III. MINIMUM ZONE LOT REQUIREMENTS					
A. Area (In Square Feet)	80,000	80,000	80,000	43,560	43,560
B. Width (In Feet, Measured at Building Line)	200	200	200	100	100
IV. MAXIMUM HEIGHT – 55' (unless approved by the local fire department to be higher)	2 stories	2 stories	2 stories	2 stories	2 stories
V. MINIMUM YARD REQUIREMENTS (in Feet)					
A. Front	50	50	50	50	40
B. Side	50	30	50	30	30
C. Rear	50	30	50	30	30
D. Corner Side (additional street frontage)	50	50	50	50	40
E. Front and Corner Side on Arterial or Collector Road)	50	50	50	50	40
NOTES:					
(1) The minimum lot size shall be as required to meet other provisions of this article.					
(2) See Subsection 5-103.4, Subpart 7 and 8-107.					
(3) See Subsection 5-103.4, Subpart 8, for special yard provisions applicable within M-2 Districts.					

b. **Reduction in Lot Area Prohibited** - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

3. Activity Type - Manufacturing -General

- a. Intent and Limitations - This grouping is intended to include a broad range of manufacturing operations. The grouping does not include those operations engaged in operations classified as Basic Industry or Hazardous Operations.
- b. Use Listing - Subject to the general intent and limitations set out above for this use grouping manufacturing activities and operations, except those classified as Basic Industry or Hazardous Operations shall be classified as general manufacturing operations.

4. Activity Type - Manufacturing - Hazardous Operations

- a. Intent and Limitations - This grouping is intended to include manufacturing operations that involve the storage, processing and transport of raw materials and/or finished goods, which are classified as hazardous or include activities that may present serious hazards to human life and health.
- b. Use Listing
Arsenals
Atomic Reactors
Explosives and Fireworks Manufacture and Storage

5. Activity Type – Planned Artisan Limited

- a. Intent and Limitations - This class of district is intended to provide space exclusively for individual artistic and cultural practices that produce on-site manufactured goods through the use handheld power tools and light motorized apparatuses. Such manufacturing practices may not involve substantial volumes of raw materials, freight transport, large-scale operations such as specialized divisions of labor, or manufacturing structures exceeding typical indoor-outdoor workspaces such as smokestacks, industrial compressors, assembly lines, generators, storage tanks, and industrial mixers or centrifuges. Additionally, the release of smoke, fumes, gaseous discharges, or drainage associated with scaled manufacturing such as smoke, dust plumes, particulate matter, methane gases, liquid waste runoff, and sulfurous gases are prohibited along with other characteristics related to scaled manufacturing such as warehouses, energy supply buildings, and loading docks.
- b. Use Listing: Small Scale artisan-oriented light and customized manufacturing.
Artisan Workshop
Art Studios
Cultural Creation Centers
Gallery Workshops
Jewelry making
Pottery making
Small Artisan/ Traditional Guild Group Learning Spaces
Shared or Collaborative Workshops
Sculpture making
Traditional Guild Blacksmithing
Woodworking

B-103.5 Agricultural and Extractive Activities - Class and Types

1. Activity Type - Agriculture - General

- a. Intent and Limitations - This grouping is intended to include the raising of tree, vine, field, forage, and other plant crops intended to provide food or fiber, as well as keeping, grazing, or feeding animals for animal products, animal increase, or value increase.
- b. Use Listing
Animal Raising
Food Crop Production