CHAPTER 6
INDUSTRIAL DISTRICTS

SECTION

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11-600. Purpose of Industrial Districts. The industrial districts established in this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include among others the following more specific objectives.

A. To locate and develop industrial uses in conformance with the Paris Comprehensive Community Development Plan and other applicable development standards;

B. To provide industrial facilities that will be economically, functionally, and aesthetically beneficial to all residents of the community;

C. To attract the type of industrial development that will provide employment and housing opportunities within the community and the regions;

D. To encourage land consumption, utility requirements and access requirements by clustering industrial facilities;

E. To locate industrial development near major transportation facilities in order to facilitate shipment of materials to and from industrial sites without hindering traffic flow through commercial and residential areas;

F. To locate industrial development in areas where water and sewer services are presently available or can be easily extended.

11-601. Schedule of Industrial District Regulations. The tabulation of regulations governing the permitted uses, area, and bulk regulations for each industrial district in the City of Paris is as indicated in Table 1 and Table 2.

11-602. M-1 Light Industrial District. Within the M-1 District as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

A. Intent. The M-1 Light Industrial District is established to permit wholesale, warehouse, distribution, and selected service activities and light manufacturing operations which will not have an adverse effect on any surrounding district. These industries normally require direct access to rail, air, or heavy-duty street transportation routes. The M-1 district is designed to permit the manufacturing, processing, packaging, assembly and/or treatment of finished or semi-finished products from the previously prepared materials. It is the specific intent of this district not to permit the shipment of raw material in bulk form for use in an industrial operation at another location and to insure that permitted uses are conducted so that noise, odor, dust, and glare of each operation are confined within an enclosed building. These regulations are intended to prevent incompatible uses within the district and to protect adjacent non-industrial uses. Within this district the uses

permitted are not properly associated with nor compatible with residential, commercial, institutional, or public uses.

B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Eating and Drinking Places - Micro-Breweries and Micro Distilleries (Ord #1286, 10/6/2022).

Lumber/Hardware/Building Materials - Lumber Yards, Building Materials, Agricultural Equipment Sales/Service.

Auto Dealers/Service Stations - Used Car Lots, New Car Sales, Boat/Marine Sales, Truck/Heavy Equipment Sales, Mobile Home Sales/Prefab Homes, Auto/Truck Rental, Motorcycle Sales.

Miscellaneous Retail - Coal/Firewood, Fuel Oil/Bottled Gas, Sand/Stone/Gravel.

Professional Services - Hospital Service/Supplies.

Recreation/Entertainment - Drive-In Movie, Race Track, Amusement Park, Fairground, Miniature Golf, Golf Driving Range, Go-Cart Track, Roller Skating, Bowling.

Business Services - Monument Sales, Metal/Wood fencing/Ornamental Grill Work (Retail), Window Cleaning, Disinfecting/Exterminating, Central Laundry, Dyeing/Dry Cleaning Works, Animal Hospital Clinic, Freight Forwarding, Truck Terminal, Equipment Rental & Leasing, Automobile Car Wash (Ord. # 872, 04/06/95). Sale, Storage, and Recapping of Tires (Ord. #1273, 8/12/2021).

Repair Services - Auto Repair Garages, Armature Rewinding, Welding Shop, Reupholstery/Furniture Repair, Body Repair, Tire Recapping, Machine Shops.

Contract Construction Service - Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/File Setting/Plastering/Concrete, Carpentering/Wood Flooring, Roof/Sheet Metal, Water Well Drilling.

Warehousing/Storage - General Warehousing/Storage Enclosed.

Wholesale Trade - Drugs, Chemicals/Allied Products, Groceries/Related Products, Electrical Goods, Hardware/Plumbing/Cooling Equipment and Supplies, Metal/Minerals, Paper/Paper Products.

Industrial - Communications Equipment/Electronic/Components/Engineering/ Scientific/Photographic Equipment, Electrical Machinery & Equipment, Fabricated Metal Products & Machinery, Food and Beverage Products Except Animal Slaughtering, Stockyards & Rendering, Furniture & Fixtures, Leather & Leather Products, Tanning and Finishing, Jewelry, Silverware, Plateware, Musical Instruments, Toys, Sporting Goods, Office, Art Supplies, Paperboard Containers & Boxes, Petroleum, Liquefied Petroleum, Gas & Coal Products Except Refining Firewood, Printing & Publishing, Rubber & Plastic Products, Except Rubber Manufacture, Textile & Apparel Products, Transportation Equipment Including Motor Vehicles, Aircraft & Parts, Boat Building, Railroad Equipment, Motorcycles, Bicycles & Parts, Automobile Car Wash (Ord. # 872, 04/06/95).

C. Principal Uses and Structures Permitted Subject to Special Conditions. As provided in Table 1 and Section 11-800 and Section 11-900.

SPECIAL PERMIT USES (Section 11-800):

Institutional - Cemetery/Mausoleum, Church, Public Building.

Public Utilities - Telephone Exchange Stations, Telephone Relay Towers (microwave), Radio & TV Transmitting & Relay Towers, Electric Generation Plants, Gas Production Plants, Natural or Manufactured Gas Storage and Distribution Points, Water Treatment Plants, Water Storage Tanks, Refuse Incineration.

Repair Services - Vehicle Wrecking and Storage.

CONDITIONAL USES (Section 11-900):

Warehousing/Storage– Warehouse Self-Storage, Mini-Storage, Enclosed, Contractor's Storage Enclosed, Contractor's Yard, Lumber Yard, Building Materials, Scrap and Salvage Operations, New or Used Vehicles.

Wholesale Trade - Petroleum Bulk Stations, Terminals & Distribution, Scrap and Waste Material.

D. Accessory Uses and Structures. Accessory uses or buildings customarily incidental to any permitted principal use and as provided in Section 11-1500.

E. Prohibited Uses and Structures. All uses or structures not specifically permitted herein, and any use not complying with applicable state or federal standards.

F. Area, and Bulk Regulations. The regulation governing the minimum lot area and width, required yards and maximum lot coverage by all building are set forth in Table 2.

INDUSTRIAL DISTRICTS	Minimum Lot Requirements		Minimum Yard Requirements			Maximum % of Lot Area Covered by all Buildings
M-1 Light Industrial	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Percent
1. Selected wholesale/retail and business/repair services; bulk storage warehousing and distribution; packaging/ processing; light manufacturing	15,000	100	35	25	25	50

NOTE: Within the M-1 District, the width of any side or rear yard which abuts a residential district shall be not less than 75 feet and 50 feet respectively.

G. Off-Street Parking, Loading, and Unloading Requirements. The regulations governing the minimum off-street parking spaces, standards for driveways, and off-street parking facilities, and off-street loading and unloading requirements are set forth in Section 11-1000.

H. Walls, Fences, Screens, and Landscape Requirements. As provided in Section 11-1200. (Ord. # 984, 09/06/01).

I. Development Procedures.

1. Before a permit is issued for any use permitted by right, or subject to special condition, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses. The Planning Commission may require the applicant to enter into a Development Improvement Contract with the City to assure that those improvements required be constructed as approved. (Ord. #984, 09/06/01).

2. In order that The Planning Commission may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan as provided in Section 11-1101, *et seq.* The Planning Commission may make other reasonable requirements for information when necessary. The Planning Commission may require the applicant to provide certification of proper design, installation, and availability of improvements such as drainage, fire service, street access, and utility services such as electric, water, gas, and sewer. (Ord. # 984, 09/06/01).

3. The Planning Commission shall meet and act upon any application within forty-five (45) days from the date of the first meeting at which properly prepared site plans are presented. Failure to act shall constitute approval. When an application is denied, the Planning Commission shall state the reasons for such action in writing. (Ord. # 984, 09/06/01).

11-603. M-2 Heavy Industrial District. Within the M-2 district as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

A. Intent. This industrial district is established to provide areas in which the principal use of land is for manufacturing, and other heavy uses with which there are associated adverse effects on surrounding property.

B. Principal Uses and Structures Permitted by Right. As provided in Table 1 and as follows:

Eating and Drinking Places - Micro-Breweries and Micro Distilleries (Ord #1286, 10/6/2022).

Miscellaneous Retail - Coal/Firewood, Fuel Oil/Bottled Gas, Sand/Stone/Gravel.

Business Services - Equipment Rental & Leasing, Window Cleaning, Disinfecting & Exterminating, Freight Forwarding, Truck Terminal. Sale, Storage, and Recapping of Tires (Ord. #1273, 08/12/2021).

Repair Services - Auto Repair Garages, Tire Recapping, Machine Shops, Armature Rewinding, Welding Shop, Reupholstery & Furniture Repair, Body Repair.

Warehousing/Storage - General Warehousing/Storage Enclosed.

Wholesale Trade - Drugs, Chemicals/Allied Products, Groceries/Related Products, Electrical Goods, Hardware/Plumbing/Cooling Equipment/Supplies, Metal/Minerals, Paper/Paper Products.

Industrial - Manufacture/Assembly/Processing/Storage/Distribution of Chemicals/ Drugs/Soap/Fertilizer/Abrasive Products, Communications Equipment/Electronic/

Components/Engineering/Scientific/Photographic Equipment, Electrical Machinery/Equipment, Fabricated Metal Products/Machinery, Brewery, Furniture & Fixtures, Paperboard Containers & Boxes, Petroleum/Petroleum Products Refining, Primary Metal/Industries/Foundries/Blast Furnace/Rolling Mills, Rubber & Plastic Products, Rubber Manufacture, Scrap Metal Processors, Stone/Clay/Glass & Related General Products/Mortar/Plaster/Driving Materials, Textile & Apparel Products, Tobacco Products, Transportation Equipment Including Motor Vehicles/Aircraft & Parts/Boat Building/Railroad Equipment/Motorcycles/Bicycles & Parts.

C. Principal Uses and Structures Permitted Subject to Special Conditions. As provided for in Table 1 and Section 11-800 and Section 11-900.

SPECIAL PERMIT USES (Section 11-800):

Industrial - Cemetery/Mausoleum, Church, Public Building.

Public Utilities - Telephone Exchange Stations, Telephone Relay Towers (Microwave), Radio & TV Transmitting & Relay Towers, Electric Generation Plants, Gas Production Plants, Natural or Manufactured Gas Storage and Distribution Points, Water Treatment Plants, Water Storage Tanks, Refuse Incineration.

Repair Services - Vehicle Wrecking and Storage, Tire Recapping or Re-treading.

Industrial - Lumber & Wood Products.

CONDITIONAL USES (Section 11-900):

Warehousing/Storage - Warehousing, Self-Storage, Mini-Storage, Enclosed, Contractor's Storage Enclosed, Contractor's Yard, Auto Wrecking Yard, Scrap and Salvage Operations, New or Used Vehicles.

Wholesale Trade - Petroleum Bulk Stations, Terminals & Distribution, Scrap and Waste Material.

Industrial - Animal or Poultry Slaughter Stockyards, Rendering.

D. Accessory Uses and Structures. As provided in Section 11-1500.

E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein, and any use not complying with applicable state and federal standards.

F. Area and Bulk Regulations.

The regulations governing the minimum lot area and width, required yards, and maximum lot coverage by all buildings are set forth in Table 2 and as follows:

INDUSTRIAL DISTRICTS	Minimum Lot Requirements	Minimum Yard Requirements	Maximum % of Lot Area Covered by all Buildings

M-2 Heavy Industrial	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Percent
1. Selected wholesale/ trade and business and repair services; manufacturing; processing, or fabrication of durable and non-durable goods	40,000	200	75	50	50	None

NOTE: Within the M-2 District, the width of any side or rear yard which abuts a residential district shall not be less than 100 feet and 75 feet respectively.

G. Off-Street Parking, Loading and Unloading Requirements. As provided in Section 11-1000.

H. Walls, Fences, Screens, and Landscape Requirements. As provided in Section 11-1200. (Ord. # 984, 09/06/01).

I. Development Procedures.

1. Before a permit is issued for any use permitted by right, or subject to special condition, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses. The Planning Commission may require the applicant to enter into a Development Improvement Contract with the City to assure that those improvements required be constructed as approved. (Ord.#984, 09/06/01).

2. In order that The Planning Commission may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan as provided in Section 11-1101, *et seq.* The Planning Commission may make other reasonable requirements for information when necessary. The Planning Commission may require the applicant to provide certification of proper design, installation, and availability of improvements such as drainage, fire service, street access, and utility services such as electric, water, gas and sewer. (Ord. # 984, 09/06/01).

3. The Planning Commission shall meet and act upon any application within forty-five (45) days from the date of the first meeting at which properly prepared site plans are presented. Failure to act shall constitute approval. When an application is denied, the Planning Commission shall state the reasons for such action. (Ord. # 984, 09/06/01).

11-604. P-M Industrial Park District. Within the P-M District as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

A. Intent. The intent of this district is to provide a well-planned and protected area for industrial development that is compatible with surrounding or abutting districts, with suitable open spaces, landscaping, and parking areas. The regulations in this district are designed for the protection of industry from the encroachment of commercial and residential uses for the protection of industries within the district from other incompatible uses and for the minimum adverse impact of industries within the district to lessen traffic congestion, to protect the health and safety of the residents or workers in the area, and to

prevent detrimental effects to the use or development of adjacent properties through the provision of sufficient open space, landscaping, screening, and other measures to preserve and protect the natural environment.

B. Principal Uses and Structures Permitted by Right. As provided in Table 1 and as follows:

Eating and Drinking Places - Micro-Breweries and Micro Distilleries (Ord #1286, 10/6/2022).

Miscellaneous Retail - Coal/Firewood, Fuel Oil/Bottled Gas, Sand/Stone/Gravel.

Business Services - Equipment Rental & Leasing, Window Cleaning, Disinfecting & Exterminating, Freight Forwarding, Truck Terminal, Central Laundry, Dyeing, and Dry Cleaning Works (Ord. # 889, 12/07/95). Sale, Storage, and Recapping of Tires (Ord. #1273, 08/12/2021).

Repair Services - Armature Rewinding, Welding Shop, Auto Repair Garages, Tire Recapping, Machine Shops, Reupholstery & Furniture Repair, Body Repair.

Contract Construction Service - Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/File Setting/Plastering/Concrete, Carpentering/Wood Flooring, Roof/Sheet Metal, Water Well Drilling.

Warehousing/Storage - General Warehousing/Storage Enclosed.

Wholesale Trade - Drugs, Chemicals/Allied Products, Groceries/Related Products, Electrical Goods, Hardware/Plumbing/Cooling Equipment/Supplies, Metal/Mineral, Paper/Paper Products.

Industrial - Manufacture/Assembly/Processing/Storage/Distribution of Chemicals/ Drugs/Soap/Fertilizer/Abrasive Products, Communications Equipment/Electronic/ Components/Engineering/Scientific/Photographic Equipment, Electrical Machinery Equipment, Fabricated Metal Products/Machinery, Animal or Poultry Slaughter Stockyards, Rendering, Leather/Leather Products/Tanning and Finishing, Jewelry/Silverware/Plateware/Musical Instruments/Toys/Sporting Goods/Office/Art Supplies, Brewery, Furniture & Fixtures, Paperboard Containers & Boxes, Petroleum & Petroleum Products Refining, Primary Metal/Industries/Foundries/Blast Furnace/ Rolling Mills, Printing and Publishing, Rubber & Plastic Products, Rubber Manufacture, Stone/Clay/Glass & Related General Products/ Mortar/ Plaster/Driving Materials, Textile & Apparel Products, Tobacco Products, Transportation Equipment Including Motor Vehicles/Aircraft & Parts/Boat Building/Railroad Equipment/Motorcycles/Bicycles & Parts.

C. Principal Uses and Structures Permitted Subject to Special Conditions. As provided for in Table 1 and Section 11-800 and Section 11-900.

SPECIAL PERMIT USES (Section 11-800):

Institutional - Cemetery/Mausoleum, Church, Public Building.

Public Utilities - Telephones Exchange Stations, Telephone Relay Towers (microwave), Radio & TV Transmitting & Relay Towers, Electric Generation Plants, Gas Production Plants, Natural or Manufactured gas storage and distribution points, Water treatment plants, Water storage tanks, Refuse incineration.

Repair Services - Vehicle Wrecking and Storage.

CONDITIONAL USES (Section 11-900):

Warehousing/Storage - Warehouse, Self-Storage, Mini-Storage, Enclosed, Contractor's Storage Enclosed, Contractor's Yard, Scrap and Salvage Operations, New or Used Vehicles.

Wholesale Trade - Petroleum Bulk Stations, Terminals & Distribution, Scrap and Waste Material.

D. Accessory Uses and Structures. As provided in Section 11-1500.

E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein, and any use not complying with applicable state and federal standards.

F. Area and Bulk Regulations. The regulations governing the minimum lot area and width, required yards, and maximum lot coverage by all buildings are set forth in Table 2 and as follows:

INDUSTRIAL DISTRICTS	Minimum Lot Requirements		Minimum Yard Requirements			Maximum % of Lot Area Covered by all Buildings
P-M Planned Industrial Park	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Percent
1. Light/heavy durable and non-durable manufacturing; selected wholesale trade and services.	30,000	150	60	50	50	50

* TEN ACRES MINIMUM SITE AREA

ALL P-M (PLANNED INDUSTRIAL) DEVELOPMENT REQUIRES SITE PLAN REVIEW BY THE PLANNING COMMISSION

G. Off-Street Parking, Loading, and Unloading Requirements. As provided in Section 11-1000.

H. Site Plan Review. As provided in Section 11-1101, *et seq.*

11-605. Zero Lot Line Industrial. Within the industrial districts of the City of Paris, zero lot line development shall be allowed under the following standards:

A. Intent. The Planning Commission may allow zero lot line development in industrial zones to allow buildings to be divided internally and sold without requiring set-backs for individual uses. These standards are to be applicable to any of the industrial districts in the City of Paris to allow the efficient use of existing industrial facilities, or the building of additional industrial facilities for multiple owners and/or tenants, without the necessity of requiring individual set-backs for each portion of the building or buildings devoted to industrial use.

B. Principal uses permitted by right or subject to special conditions for any such development shall conform to the provisions of Table I of this Title and the district in which the development is sited.

C. Accessory uses and structures, prohibited uses and structures, off-street parking and loading and unloading requirements shall conform to the requirements of the industrial district in which the development is sited.

D. Area and Bulk Requirements. The regulations governing the minimum site area and width, required yards and maximum lot coverage by all buildings in this district are set forth in Table II and are explained in detail below:

1. The minimum site area of the overall development shall be three (3) acres or 130,680 square feet. All developments shall meet the minimum site area. However, within the development internal divisions of property may be allowed, which are in conformity with the approved development plan reviewed and approved by the Planning Commission. There shall be no minimum lot are for those internal divisions of the development provided that within the entire approved development, all requirements of 11,605 are met.

2. The minimum yard requirements shall be set-backs of 50 feet for front, side and rear periphery set-backs. These set-backs shall apply to periphery boundaries of the development and not to internal divisions of the property or individual buildings within the development.

E. Administrative Procedures for Zero Lot Line Development. Development shall follow the following procedures: (1) submission of sketch site plan and request for rezoning of the property if such a rezoning would be required; (2) review and approval by the Planning Commission of Preliminary Development Plans; (3) issuance of building permits; (4) review and approval by the Planning Commission of Final Development Plans; and (5) issuance of Certificate of Occupancy.

1. Zoning Amendment and Sketch Site Plan. An application for such a development shall include a sketch plan, which shall indicate tentative building size, shape and location, general parking arrangement, access to public streets, including driveway entrance and exits points. The sketch site plan shall also show the relationship between the proposed development and traffic arteries, neighboring land uses, available community services such as sewer, water, etc, general drainage patterns, and topographic features.

2. Preliminary Development Plan.

a. Within one (1) year after receiving approval for the proposed development as stated in 1. above, and before any construction or site development shall take place, the developer shall make application for review and approval of a Preliminary Development Plan.. If application has not been made within one (1) year and an extension of time has not been granted by the Planning Commission, the Planning Commission may require a new sketch plan be submitted and approved prior to approval of a Preliminary Development Plan.

b. Preliminary Development Plan shall show the following features in addition to the requirements set forth in Section 11-1101, *et seq.* concerning site plan review:

1. The location, arrangement, and dimensions of any employee parking space, width of aisles, width of bays, angle of parking.

2. The location, arrangement and dimensions of any employee parking space, width of aisle, width of bays, angle of parking.

3. The location and dimensions of any pedestrian entrances, exits, walks and walkways.

4. The location and materials of walls, fences, screens, and landscaping.

5. The location, size, height, and orientation of all signs.

6. The location, size, height, and orientation of all exterior lighting.

7. All agreements or provisions for commonly owned, leased or used parking and access, as well as other commonly owned or leased areas, and agreements or provisions for the maintenance of these areas.

F. Issuance of Building Permit. The developer shall obtain a building permit based upon the approved Preliminary Development Plan. Any substantial deviation from the approved Preliminary Development Plan shall constitute a violation of the building permit authorizing construction and the building inspector shall be authorized to halt development of the project until the Planning Commission has approved any changes in the Preliminary Development Plan.

G. Final Development Plan. The Planning Commission shall approve the Final Development Plan, which may be submitted at the same time as the Preliminary Development Plan. The Final Development Plan shall show the development of the site as actually constructed. Such Final Development Plan shall be approved by the Planning Commission before a Certificate of Occupancy can be issued.

H. A Certificate of Occupancy shall not be issued by the Building Inspector until all Building Code Requirements are met and the development conforms to the Final Development Plan approved by the Planning Commission (Ord. #911, 04/01/97).