

**1000. M-1 Manufacturing Zone**

1001. Use Regulations:

- (1) The following uses shall be PROHIBITED:  
Dwellings, except watchman's house  
Cemeteries
- (2) The following uses shall be located at least 1000 feet from the nearest boundary of the R-4 Special Zone, if undeveloped or developed with residential uses, or any Residential Zone:  
Blast furnace  
Boiler works  
Forge plants  
Foundries  
Planing mills  
Processing of fish, poultry and meat  
Rolling mills  
Smelting

[Ordinance No. 9344 - 3/20/90]

[Ordinance No. 9492 - 11/20/90]

[Ordinance No. 10811 – 12/15/98]

[Ordinance No. 12005, § 1, 9/18/07]

- (3) Recycling Processing Centers for construction, demolition, or other materials to be recycled and used in new products shall be required to have an Industrial Conditional Permit unless the following provisions are met:
  - (a) All processing such as compacting, shredding, or bailing shall be within an enclosed building;
  - (b) All outdoor storage shall be concealed from view, beyond the limits of the property, by fencing or natural screening; or
  - (c) Any other storage shall be within an enclosed building; and
  - (d) No salvaging of parts or dismantling will be permitted.
  - (e) If the provisions of Section 1001(3)(a-d) are not met, any person desiring such a Conditional Permit shall apply to the Regional Planning Agency (RPA), which shall hold a public hearing thereon. The RPA shall provide notification by first class mail to the adjoining and other property owners within a radius of three hundred (300) feet of the property affected.
  - (f) An appeal to the decision of the RPA may be made to the Chattanooga City Council. Notification of the decision to appeal shall be made to the RPA within ten (10) days after the decision of the RPA. At the hearing before the Chattanooga City Council, the decision of the RPA shall constitute nothing more than a recommendation, and the Chattanooga City Council shall determine the appropriate action to be taken upon the request for a conditional permit de novo.
  - (g) In order that the RPA may evaluate the effect on nearby uses and on the community at large, the applicant for an Industrial Conditional Permit shall:

- (i) Furnish complete plans and method of operation.
- (ii) Have present at the hearing for said permit an Engineering Consultant in this particular phase of industry to fully evaluate all areas of control of vibration, dust, noxious odors, fumes, nuisance factor, etc.  
[Ordinance No. 10035 - 4/26/94]  
[Ordinance No. 12079 - 2/19/08]
- (4) Any other lawful use, other than those uses specified in Section 1026.(1) of the M-4 Outdoor Industrial Use Zone, shall be permitted in this zone,  
[Ordinance No. 10811 – 12/15/98]
  - (a) except that Commercial Hazardous Waste Management Facilities or Commercial Medical Waste Management Facilities shall also be subject to the provisions of ARTICLE X of this ordinance.  
[Ordinance No. 9875 - 5/11/93]
- (5) Any use shall comply with all currently adopted codes of the City of Chattanooga (Federal, State, or local) with regard to fire and explosive hazards, smoke, dust, fly ash, fumes, or odor.  
[Ordinance No. 9077 - 11/22/88]

1002. Uses Permitted as Special Exceptions by the Board of Appeals:

The following uses and structures with their customary accessory buildings may be permitted as special exceptions by the Board of Appeals, subject to the requirements and restrictions as specified in Article VIII:

- (1) Open air markets:  
Open air markets shall be permitted only subject to the approval of a Special Permit by the Board of Appeals under terms of Article VIII and
- (2) Day care centers:  
Day care centers shall be permitted subject to issuance of a Special Permit by the Board of Appeals in accordance with the provisions of Article VIII.  
[Ordinance No. 9077 – 11/22/88]  
[Ordinance No. 10881 - 07/27/99]
- (3) Adult-oriented establishments:  
Adult-oriented establishments, as defined and restricted by Article VIII, shall be subject to the issuance of a Special Permit by the Board of Appeals in accordance with the requirements of Article VIII.  
[Ordinance No. 9987 - 12/21/93]
- (4) Communications Towers:  
The Board of Appeals for Variances and Special Permits may issue a Special Permit for communications towers under the terms specified in Article VIII.  
[Ordinance No. 11253 - 3/19/02]

1003. Uses Permitted as Special Exceptions by the City Council:

The following uses may be permitted as special exceptions by the City Council, subject to the requirements and restrictions as specified in Article VI:

- (1) Wineries, including vineyards, processing, bottling and sales facilities shall be permitted only subject to approval of the City Council by Special Exceptions Permit.  
[Ordinance No. 10023 - 3/22/94]

- (2) Liquor stores shall be permitted only subject to approval of the City Council for each proposed liquor store as authorized by T.C.A. 57-3-108 and Sections 5-101 through 5-126, Part II, Chattanooga City Code, and  
[Ordinance No. 9077 - 11/22/88]

1004. Height and Area Regulations:

- (1) No building shall exceed 35 feet in height except that a building may exceed 35 feet in height provided either that for every foot of additional height over 35 feet the building shall be set back one (1) additional foot from all property lines; or that if any point on the exterior surface of the building is above 35 feet in height, the vertical projection of such point upon the ground shall not be nearer to any property line than a horizontal distance equal to the height of such point above the ground.
- (2) There is no minimum building site area.
- (3) There shall be a front yard of not less than 25 feet.
- (4) There shall be a side yard of not less than 25 feet when side yard adjoins residential zone.
- (5) There shall be a rear yard of not less than 25 feet where the rear yard adjoins a residential zone.
- (6) Other than as provided above, no other front, rear or side yards are required, but where buildings are separated, the distance between them shall be at least ten (10) feet.  
[Ordinance No. 8527 - 9/10/85]
- (7) Communications towers shall be subject to the setback requirements set forth in Article VIII.

[Ordinance No. 11253 - 3/19/02]

1005. For off-street parking requirements see Article V, Section 1700, et seq.  
(Ord. No. 11459, §2, 09-16-03)

1006. Screening from Residential Zones:

Any industrial use shall be screened on all side yard and rear yard lot lines adjoining a residential use or zone by one (1) of the methods given below, as selected by the owner.

[Ordinance No. 10383 - 02/20/96]

[Ordinance No. 10397 - 04/02/96]

- (1) A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be composed of at least:
  - I. One row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1-1/2) inches at planting, and
  - II. One row of shrubs, with a ratio of two deciduous to one evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in 3 or 4 full growing seasons; or
- (2) Natural vegetation can be retained if it meets the intent of this section, or supplemented to meet the intent of this section; or
- (3) A sight obscuring screen (either solid or veil block, or some form of fence that is at least 50% opaque (excluding material made of fabric or synthetic fabrics) and at least six (6) feet high).

[Ordinance No. 9492 - 11/20/90]

1007. Outdoor storage in the M-1 Manufacturing Zone shall have Type A Landscaping (see Landscaping Provisions).