

ORDINANCE NO. 2021-15

**AN ORDINANCE OF THE CITY OF FAYETTEVILLE, TENNESSEE
AMENDING SECTION 14-607.1 OF THE ZONING ORDINANCE FOR THE CITY
OF FAYETTEVILLE.**

WHEREAS, the Board of Mayor and Alderman adopted the Zoning Ordinance for the City of Fayetteville on July 14, 1998, which instituted a set of property zoning standards for properties located in the City of Fayetteville; and

WHEREAS, the Zoning Ordinance includes a zoning classification of I-1 being the General Industrial District set out in Section 14-607.1 of the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance for the I-1 classification sets out the specific permitted uses as well as uses permitted as special exceptions in areas classified as I-1; and

WHEREAS, the current I-1 zoning regulations do permit general warehousing but do not specifically permit the operation of a storage unit facility allowing members of the public to rent units for self-storage purposes; and

WHEREAS, the operation of a storage unit facility in an I-1 zone is not inconsistent with other activities permitted in areas zoned I-1; and

WHEREAS, the Fayetteville Regional Planning Commission has recommended on October 26, 2021, to the Board of Mayor and Alder that the zoning regulations be amended to permit the operation of a storage unit facility as a special exception in areas classified as I-1; and

WHEREAS, the Board of Mayor and Aldermen conducted a public hearing on December 14, 2021, seeking input from the public on the proposed amendment; and

WHEREAS, it is in the best interest of the citizens of the City of Fayetteville to make certain amendments to the Zoning Ordinance to permit as a special exception to the I-1 zoning classification the operation of a storage unit facility.

NOW, THEREFORE, BE IT ORDAINED by the City of Fayetteville Board of Mayor and Alderman that Section 14-607.1(4) of the Zoning Ordinance of the City of Fayetteville be amended to add operation of storage units under the heading of Uses Permitted as Special Exceptions to allow for the approval of the operation of a storage unit facility in an I-1 zoned area after review and approval in accordance with Section 14-8-8 of the Zoning Ordinance.

BE IT FURTHER ORDAINED that this amendment shall take effect from and after its, passage, the public welfare requiring it.

Adopted this 14th day of December, 2021.



Michael Whisenant, Mayor

Attest:



Richard Howell, Interim City Administrator

- A. To provide sufficient space, in appropriate locations, to meet the needs of the area of Fayetteville's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites.
- B. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses, and, as far as possible, provide that appropriate space needs for distributive and industrial activities are available by prohibiting the use of such space for residential purposes.
- C. To encourage industrial development which is free from danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust or other particulate matter, and other hazards, and from offensive noise, vibration, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved.
- D. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, radiation, smoke, dust, or other particulate matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved.
- E. To protect industrial activities and related developments against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.
- F. To promote the most desirable use of land and direction of building development, to promote stability of industrial and related development, to strengthen the economic base of the Fayetteville area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect Fayetteville's tax revenues.

14-607.1 I-1, General Industrial District

1. District Description

This district is intended to provide space for a wide range of industrial and related uses by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require a location relatively well segregated from nonindustrial uses. (This district may provide a buffer between other districts and other industrial activities which have more objectionable influence.) New residential activities are excluded, but community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

2. Uses Permitted

In the I-1, General Industrial District, the following uses and accessory uses are permitted.

Essential Services

Electrical and Gas Substations
Electrical, Gas, Water, and Sewer Distribution and Collection Lines
Pumping Facilities for Water and Sewer Systems
Rights-of-Way for Transportation Modes
Telephone Switching Facilities

Extensive Impact Facilities

Airports, Air Cargo Terminals, Heliports, or
Other Aeronautical Devices
Electricity Generating Facilities
Major Mail Processing Centers
Major Fuel Transmission Lines and Facilities
Military Installations

Intermediate Impact Facilities

Colleges, Junior Colleges, and Universities, but
Excluding Profit-Making Business Schools
Industrial Training Facility (Simulated Industrial
Environment with Classroom Instruction)
Radio and TV Transmission Facilities
(Including Towers and Antennas)
Water and Sewage Treatment Plants
Water Storage Facilities

General Business and Communication Services

Commercial Services:
-Television Exchanges and Relay Towers

Transportation and Warehousing

Food Lockers
General Warehousing
Packing and Creating Services
Refrigerated Warehousing
Truck Terminals Freight Handling Services

Limited Manufacturing Activities

Apparel and Accessories
Art Objects
Athletic, Sporting, or Recreational Equipment
Automobiles, Airplanes, Boats, or Other Motor Vehicles

Bakery Goods (Mass Production)
Beverages (Nonalcoholic or Alcoholic)
Book Binding
Computer Hardware/Software
Commercial or Industrial Machinery
Dairy Products
Data Processing Service
Electrical Goods and Appliances
Electronic Media Equipment
Food Processing
Food Service Machinery
Furniture and Home Furnishings
Instruments for Scientific, Medical, Engineering, and
Other Professional Purposes
Motor Vehicle and Automotive Parts and Supplies
Office Supplies (Excluding Paper Milling)
Optical Instruments and Lens
Part Manufacturing (Other Than Those Listed)
Photoengraving
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Toys
Upholstering
Welding

Intermediate Manufacturing Activities

Chemical Manufacturing in Excess of One (1) Ton per Day
Foundries
Grain Milling
Petroleum Refining
Rolling and Finishing of Ferrous Metals
Smelting and Refining of Metals and Alloys
Steel Works (Other Than Those Listed)

3. **Accessory Uses and Structures**

The following accessory uses are permitted in the I-1, General Industrial District.

- a. Signs in compliance with the regulations set forth in Section 14-508.
- b. Accessory off-street parking and loading facilities as required in Section 14-501.
- c. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not, otherwise, prohibited.

4. Uses Permitted as Special Exceptions

In the I-1, General Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Section 14-808.

Administrative Services

City, County, State, and Federal Offices
Civil Defense Facilities
Court Buildings
Fire Department Facilities
Police Department Facilities
Post Offices

Extensive Impact Facilities

Garbage Incineration Plants (Including Cogeneration Facilities)
Public and Private Utility Corporations' Truck Yards
and Storage Yards
Railroad Yards and Other Transportation Equipment
Marshaling and Storage Yards

Group Assembly

Commercial Sports Arenas and Playing Fields
Race Tracks (Auto, Motorcycle, Dog, and Horse)

Intermediate Manufacturing Activities

Asphaltic Cement Plants
Cement and/or Concrete Plants

Extensive Manufacturing Activities

Solid Waste Processing and Recycling
Waste Incinerators, Including Hospital and Medical Waste

Limited Manufacturing Activities

Limited Manufacturing Activities Other Than Those Listed
and Not Strictly Prohibited by This Ordinance

5. Uses Prohibited

Any uses or structures not allowable as permitted uses, special exceptions, temporary uses, or accessory uses are prohibited within the I-1, General Industrial District.

6. Dimensional Regulations

All uses permitted in the I-1, General Industrial District, shall comply with the following requirements.

a. Minimum Lot Size

Minimum Lot Area	40,000 sq. ft.
Lot Width at Building Line	100 ft.

b. Minimum Yard Requirements

Front Yard Setback	100 ft.
Side Yard Setback,	20 ft.

except where the side yard abuts
or is adjacent to a residential district,
in which case the minimum setback
for that yard shall be forty (40) feet.

Rear Yard Setback,	25 ft.
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except where the rear yard abuts
or is adjacent to a residential district,
in which case the minimum setback
for that yard shall be fifty (50) feet.

c. Maximum Lot Coverage

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed seventy (70) percent of the total area of such lot or parcel.

d. Height Requirements

No building shall exceed seventy-five (75) feet in height, except as provided in Section 14-704.

e. Parking Space Requirement

As regulated in Section 14-501.

f. Accessory Structures

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

7. Landscaping

Each site shall be landscaped and maintained free of litter and other unsightly debris. Furthermore, the appearance and character of the site shall be preserved and enhanced by retaining and protecting existing trees, shrubs, and ground cover to the extent that they enhance the project, are effective as a screen planting or are useful in protecting slopes.