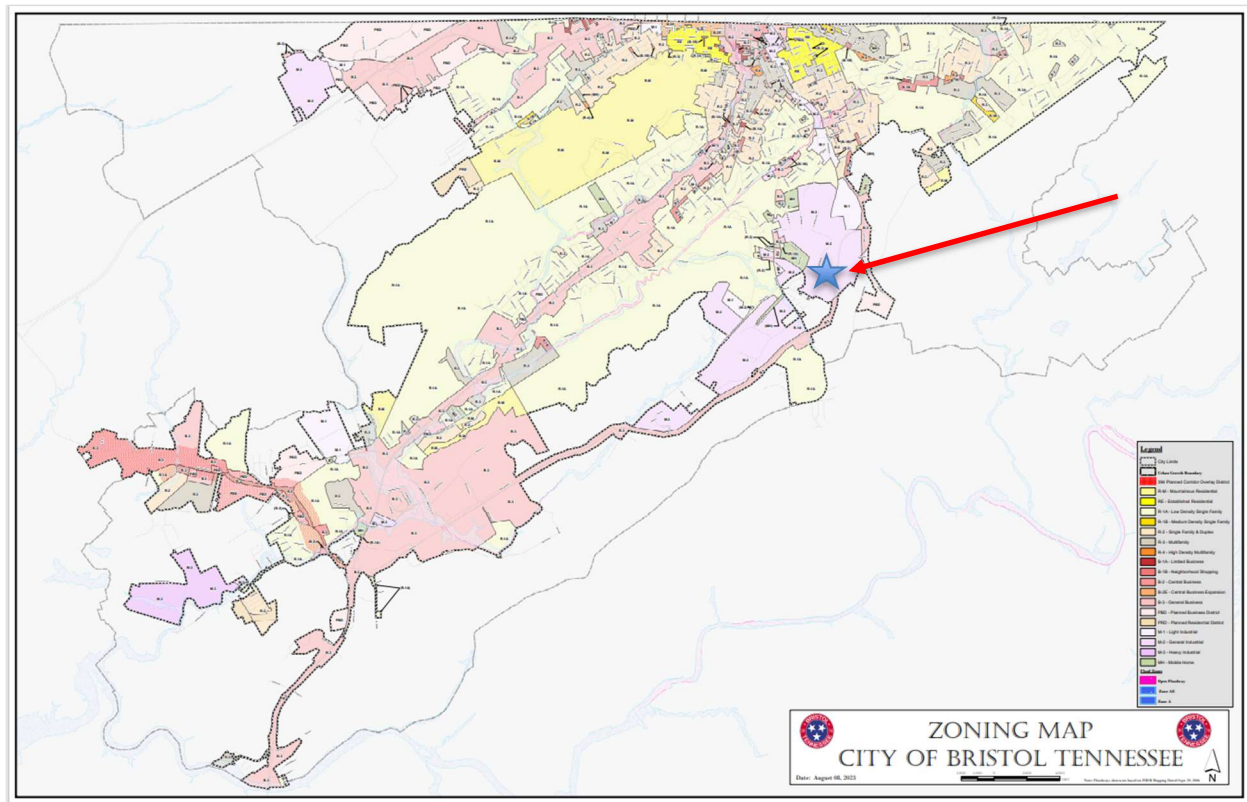


➤ **Zoning Map & Lot:**

The subject property is located within the city limits of Bristol in the 37620 Zip Code of Sullivan County in the **'M-2 General Industrial Zone'** overlay. The total size of the lot is 254,647 SF or approximately 5.85 acres. The subject property has approximately 877 feet of frontage on Industrial Dr.



➤ **M-2 Zoning:**

As per the latest Bristol Zoning Ordinance updated August 23, 2023, the 'M-2 General Industrial Zone' is intended for industrial, manufacturing, and other uses that produce as byproducts moderate environmental impacts such as smoke, noise, odor, heat, vibrations, light, and waste generation.

Here is a list of permitted uses in the 'M-2 General Industrial Zone':

- a. 31, 32, 33 - All manufacturing, repair and cleaning
- b. 3111 - Animal by-products manufacturing
- c. 54194 - Animal hospitals with outside kennels
- d. 3324 - Boiler and tank works
- e. 3121 - Bottling works
- f. 327 - Brick, block, tile, pottery, or terra-cotta manufacture

- g. 444 - Building materials yards
 - h. 327 - Central mixing plant for cement, mortar, plaster, or paving materials
 - i. 325 - Chemical manufacture or processing
 - j. 3222, 3133 - Cloth or paper bag manufacture
 - k. 4543 - Coal yards
 - l. 23 - Contractors shops and yards
 - m. 2123 - Crushed stone manufacturing facilities
 - n. 3115 – 2123 - Dairy products and manufacture
 - o. 325 - Dye manufacture
 - p. 335 - Electrical appliance or fixture manufacture
 - q. 424 - Flammable liquids storage as approved by the Fire Marshal
 - r. 3315 - Foundries
 - s. 337 - Furniture manufacture
 - t. 333 - Machinery manufacture
 - u. 33 - Metal, plastic or fiberglass structural fabrication plants
 - v. 4471 - Motor fuel stations
 - w. 4247 - Petroleum products distributorships
 - x. 3254 - Pharmaceutical products manufacture
 - y. 3219 - Planing mills
 - z. 92 - Public buildings
 - aa. 221 - Public or private utilities
 - bb. N/A - Signs - See Chapter 2, Section 216
 - cc. 112, 3116 - Stockyards or slaughterhouses for animals or fowls
 - dd. 3252 - Synthetic fiber manufacture
 - ee. 4884 - Truck terminals
 - ff. 4931 - Warehouses
 - gg. 488410 - Wrecker service - The storage lot for wrecked vehicles is limited to 7,500 square feet and must be enclosed with fencing
 - hh. Self storage unit facilities
2. Uses Allowed Under Special Use Permit:
 - a. 622 - Hospitals
 - b. 7139 - Private golf, swimming and tennis clubs
 - c. 61 - Schools
 - d. 624 - Day care centers
 - e. 236116 - Expansion of multifamily residential structures (see #6 of this Section)
 - f. 622210 - Methadone treatment facilities and substance abuse treatment facilities, provided that the facility: (1) has received an appropriate license and certificate of need from the State of Tennessee; (2) is located on and has access to an arterial street as designated on the city's Major Road Plan Map adopted by the Planning Commission; and (3) is not located within one thousand (1000) feet of a school (public or private) or day care center, as measured on a straight line from the nearest property line of the parcel on which the facility is situated to the nearest property line of the parcel on which the school or day care center is situated
 3. Space Requirements - See chart at end of this chapter
 4. Off-Street Loading and Unloading - See Section 214
 5. Off-Street Parking - See Section 213
 6. Residential Uses - No new residential structures may be built in this district, and expansion of existing single and two-family units must be approved by the Building Inspector. Expansion of multifamily structures may be by Special Use Permit only.