

SUB-CHAPTER 2.8
OFFICE DISTRICT "O-5" REGULATIONS

SECTION

- 14-2.801. Scope
- 14-2.802. Uses permitted.
- 14-2.803. Uses permitted as special exceptions.
- 14-2.804. Area regulations.
- 14-2.805. Buffer strip.
- 14-2.806. Maximum lot coverage.
- 14-2.807. Height regulation.

14-2.801. Scope. This district provides for office and professional services which are oriented to a regional market. The intent is to permit lands adjacent to arterial or higher classified roads to be used for the provision of office related and professional services to the region. These uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent uses and existing systems.

14-2.802. Uses permitted.

- (1) Offices, financial, professional, medical, governmental and real estate.
- (2) Hotels, motels and resort.
- (3) Churches or similar places of worship.
- (4) Cultural activities.
- (5) Governmental utility applications.
- (6) Restaurants, indoor seating only, where on-site food and beverage consumption are the primary service. Drive through and outdoor service are prohibited, except as allowed as a special exception.
- (7) On-premise signs, as regulated by Chapter 4 of Title 14, of the Alcoa Municipal Code.
- (8) Dish antenna to be screened and located on the roof or in rear yards only.
- (9) Public and private park, playgrounds and play fields and related buildings.

14-2.803. Uses permitted as special exceptions. The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions in Section 13-7-207 of the Tennessee Code Annotated. The following uses will be permitted only in those locations where it will have a minimal impact on traffic flows, adjacent development and existing systems.

- (1) Private child care facility.
- (2) Restaurants meeting the criteria of 14-2.802(6), may request café or outdoor seating if it is ancillary to the primary indoor operation. Additional parking will be required at the same ratio as the indoor area, one space per 100 square feet of gross building square footage.
- (3) Methadone treatment clinic or facility, substance abuse treatment facilities, provided that:
 - a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee;
 - b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;

- c. The clinic or facility shall be located on and have access to a principal arterial street; and,
 - d. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the methadone/substance abuse treatment clinic or facility is situated to the nearest property line of the following uses:
 - 1. Not less than one-half (1/2) mile from any other methadone/substance abuse treatment clinic or facility;
 - 2. Not less than 1,000 feet from any residentially zoned property at the time of approval;
 - 3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;
 - 4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;
 - 5. Not within 1,000 feet of any amusement catering to family entertainment; and,
 - 6. Not within 1,000 feet of any area devoted to public recreation activity.
- (4) Pain management clinics, provided that:
- a. The consideration for approval by the Alcoa Board of Zoning Appeals shall be contingent upon said clinic meeting and maintaining all licensing and permit requirements of the State of Tennessee, as per Tennessee Code 63-1-301, et seq.;
 - b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for approval, along with the license of the applicant and other permit requirements of the State of Tennessee (as per TCA 63-1-301, et seq.), site plan, survey or other information deemed reasonable by the board of zoning appeals for use in making a thorough evaluation of the proposal;
 - c. The clinic or facility shall be located on and have access to a principal arterial street;
 - d. The clinic or facility abutting a residentially zoned property (or allowed as a special exception) shall be secured from access across such abutting property lines by a fence no less than six (6) feet in height;
 - e. Measurement shall be made in a straight line on the Alcoa Zoning Map from the nearest property line of the lot on which the pain management clinic is situated to the nearest property line of the following uses—
 - 1. Not less than one-half (1/2) mile from any other pain management or methadone/substance abuse treatment clinic or facility;
 - 2. Not less than 1,000 feet from any residentially zoned property at the time of approval;
 - 3. Not within 1,000 feet of any establishment that sells alcoholic beverages for either on or off-premise consumption;
 - 4. Not within 1,000 feet of a school, day care facility, park, church, cemetery or mortuary;
 - 5. Not within 1,000 feet of any amusement catering to family entertainment;
 - 6. Not within 1,000 feet of any area devoted to public recreation activity. (Ord. #338, as amended by Ord. #11-255, May 2011 and #12-293, August 2012)

14-2.804. Area regulations.

- (1) **Front yard.** The minimum set back point for all buildings shall be 100 feet from the front lot line.

(2) **Side yard.** No building shall set closer than 40 feet at any point to the side lot line.

(3) **Rear yard.** There shall be a rear yard for a main building of not less than 50 feet at every point.

14-2.805. Buffer strip. Wherever a side or rear lot line abuts a residential or park zone, there shall be a 25 foot buffer strip designed to minimize the visual impact of the development allowed by this zone. The buffer strip may contain a combination of vegetative and/or structural materials designed to soften the transition from one zone to the next. The buffer strip may be included in the side or rear yard set back but parking is not allowed in the buffer strip.

14-2.806. Maximum lot coverage. There shall be a maximum lot coverage/total impervious surface area of not more than 70 percent. (Ord. #338, as amended by Ord. #24-615, August 2024)

14-2.807. Height regulation. No building shall exceed five stories, or 70 feet, in height.