

Knox Co. Draft Use Table with definitions 1.16.2026	
Use	Proposed Definition
Accessory Dwelling Unit	Accessory Dwelling Unit (ADU). An additional dwelling unit located on the same lot with and is incidental to, a primary structure. An accessory dwelling unit may be attached or detached and must include separate cooking and sanitary facilities, with its own means of ingress and egress.
Adult-oriented establishment	Sexually explicit establishments which include, but are not limited to: adult bookstores, adult motion picture theaters, cabarets and other enterprises which regularly feature materials, acts or displays involving complete nudity or exposure of the "specified anatomical areas" hereinbelow defined and/or sexual excitement or enticement.
Agriculture	Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any additional dwellings that are accessory to the principal activity of agriculture. Agriculture also includes the use of farmstands for the sale of crops grown on the premises.
Agriculture - High-intensity	Agricultural operations characterized by intensive production methods including, but not limited to, concentrated animal feeding operations (CAFOs), large-scale greenhouse operations, intensive livestock operations, and commercial poultry or egg production facilities. These operations typically involve significant infrastructure, high animal densities, or intensive cultivation methods that may generate greater impacts on surrounding properties than traditional agricultural uses.
Agriculture - Related business	A commercial establishment that provides goods or services directly supporting agricultural operations including, but not limited to, farm equipment sales and service, agricultural supply stores, feed and grain stores, farm equipment dealers, veterinary services for livestock, and similar agricultural support businesses. Includes Garden, Markets, professional greenhouses, outdoor sale of plants as a primary use.
Agrotourism, Ecotourism	A form of commercial enterprise that links agricultural production and/or processing with tourism in order to attract visitors onto a farm, ranch, or other agricultural business for the purposes of entertaining and/or educating the visitors and generating income for the farm, ranch, or business owner. This includes the sales of agricultural products produced on site.

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Air Transportation	An area of land, water, or structural surface which is used or intended for use for the landing and take-off of aircraft, including helicopters. Includes airports, heliports, and helistops. A heliport is any area for exclusive use by rotorcraft that is used, or intended for use, for landing and takeoff of rotorcraft, and any appurtenant areas which are used or intended for use for heliport buildings and other heliport facilities. May accommodate scheduled or unscheduled passenger operations of air carriers.
Care Center	A facility where four or more people who are aged, infirm, or have intellectual or developmental disabilities receive supportive services, health monitoring, protection, and supervision on a regular basis during part of a 24-hour day. This use does not include any licensed facility that provides for the primary diagnosis or treatment of a medical or mental health. This use also does not include facilities defined within Education uses, Medical uses, Dwelling uses, or Child care centers.
Cemeteries	Land or a structure dedicated to and used, or intended to be used, for the interment of human remains. This may include burial plots for earth interments, as well as structures such as mausoleums and columbaria.
Child care - Center	Child care center (Amended name and definition, formerly Child Day Care Center): Any place or facility operated by any person or entity that provides child care for three (3) or more hours per day for at least thirteen (13) children who are not related to the primary educator.
Child care - Group	Group child care home (Amended name and definition, formerly Group Day Care Home): Any place or facility operated by any person or entity that provides child care for three (3) or more hours per day for at least eight (8) children who are not related to the primary educator, but not more than twelve (12) children or fifteen (15) children if approved for three (3) additional school-agers.
Child care - Home	Family child care home (totally new use): Any place or facility which is operated by any person or entity that provides child care for three (3) or more hours per day for at least five (5) children, but not more than seven (7) children who are not related to the primary educator.

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Civic	Uses and facilities operated by governmental agencies or nonprofit organizations to provide a service to the public. Includes government offices, public libraries, community centers, post offices, fire and police stations, and similar public or quasi-public facilities.
Commercial mulching operation	A type of solid waste processing facility that processes woody waste consisting of stumps, trees, limbs, branches, bark, leaves and other clean wood waste which has undergone size reduction by grinding, shredding, or chipping and is distributed to the general public for landscaping and horticultural purposes. Such woody waste is generally transported to the operation from off-site, and the mulch product is sold to the general public. (See "Solid waste processing facility.")
Community Garden	An area of land managed and maintained by a nonprofit organization or group of individuals to grow and harvest food and non-food crops for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group.
Construction Sales and Service	Establishments primarily engaged in construction activities and incidental storage on lots, including building materials stores, tool and equipment rental or sales, and building contracting/construction offices. Construction-related sales and service facilities such as general and specialty contractor offices, electrical, plumbing, heating and air-conditioning, masonry, carpentry, roofing, landscaping, other special trade contracting, and equipment rental yards.
Correctional Facility	A federal, state, county, municipal, or privately owned facility that houses individuals confined for violations of law. Any facility, public or private, under the control of a competent board or managers and used as a place of detention, correction, or confinement.

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Crematorium	A facility containing one or more cremation chambers, used for the reduction of human or animal remains to ashes by heat. A crematorium may be a principal use on a property or an accessory use to a funeral service establishment or cemetery, subject to the regulations of the applicable zoning district.
Cultural Services	A library, museum, performing arts center, community center, or similar civic or cultural use. Such use may involve displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences or providing a place for the community to gather for educational, social, or limited recreational activities.
Drive Though Facility	That portion of a business where transactions occur directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone drive-through ATM is considered a drive-through facility for the purposes of this Code.
Dwelling - Above ground floor	Dwelling units located within a single multi-story building located above nonresidential uses on the ground floor or to the rear nonresidential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, nonresidential uses must front on the primary street frontage.

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Dwelling - Manufactured Home	<p>A single dwelling designed for transportation after fabrication on streets and highways on its own wheels or on a flat bed or other trailer, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and the like. These structures remain on a chassie and are regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes.</p> <p>-OR-</p> <p><u>Dwelling—Manufactured Home.</u> A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. Manufactured homes include those transportable factory-built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. A manufactured home in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation.</p> <p>1. <u>Multi-sectional manufactured home</u> is defined as two or more manufactured home sections designed to be attached to each other on a site and used as a dwelling unit. 2. Single-wide manufactured home is defined as a one-section manufactured home designed to be occupied as a single living unit. 3. Modular homes are not considered manufactured homes, but rather dwellings, and refer to a method of construction. [Knoxville]</p>
Dwelling - Multiplex	A building on a single lot containing 3 - 4 dwelling units, each of which may be attached to one or more of the others by common vertical or horizontal walls.
Dwelling - Multi-unit (small/large)	A structure containing 5 or more attached dwelling units used for residential occupancy. A multi-family dwelling does not include a townhouse dwelling.
Dwelling - Single-unit	A structure containing only one dwelling unit.

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Dwelling - Townhouse	A structure consisting of three or more dwelling units, the interior of which is configured in a manner such that the dwelling units are separated by a party wall. A townhouse is typically designed so that each unit has a separate exterior entrance and yard area. A townhouse dwelling does not include a multi-unit or multiplex dwelling.
Dwelling - Two-unit, side by side	A building on a single lot containing two dwelling units, each of which is attached to the other by a common vertical wall, with each unit having separate access to the outside.
Dwelling - Two-unit, stacked	A building on a single lot containing two dwelling units, one located above the other, with separate access to each unit.
Eating and drinking establishments	An establishment where food and/or drinks are prepared and provided to the public for on-premises consumption by seated patrons or for carry-out service. Eating and drinking establishments may have outdoor dining/seating areas. Restaurants and bars are considered eating and drinking establishments.
Education - Primary and Secondary	A public and private school at the primary, elementary, middle, junior high, or high school level that provide state mandated basic education.

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Education - College, University	<p>A facility for post-secondary higher learning that grants associate or bachelor's degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. "Educational facilities—university or college" include typical accessory services such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses. "Educational facility—university or college/vocational" includes facilities that offer instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. "Educational facility—vocational" also applies to privately operated schools that do not offer a complete educational curriculum.</p>
Education - Pre-K Facility	<p>An educational establishment that offers early childhood education prior to the start of required education at the primary school level.</p>
Education - Trade	<p>A facility for post-secondary higher learning that grants associate or bachelor's degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. "Educational facilities—university or college" include typical accessory services such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses. "Educational facility—university or college/vocational" includes facilities that offer instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. "Educational facility—vocational" also applies to privately operated schools that do not offer a complete educational curriculum.</p>

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Event Venue	An establishment that hosts special events, such as weddings, wedding receptions, bridal receptions, rehearsal luncheons and dinners, anniversary celebrations, galas, birthday parties, family reunions, retirement parties, corporate meetings, conferences, and trade shows.
Financial Services, Alternative	<p>An establishment providing services that may include check cashing, payday lending, and/or title loan services either exclusively or as a primary service. Such establishments are typically not FDIC-insured financial institutions. [Hattiesburg] OR <u>Financial Service, Alternative</u> (AFS). Establishments that meet one or more of the criteria:</p> <p>1. Not licensed by an appropriate state or federal agency as a bank, savings and loan association, or credit union, industrial loan and thrift offices, insurance premium finance companies, or mortgage companies. 2. Regulated by the state department of financial institutions. 3. Categorized for purposes of this Ordinance as the following: a. "Pawnbrokers" as defined at T.C.A. § 45-6-203. b. "Title pledge lenders" as defined at T.C.A. § 45-15-103. c. "Deferred presentment services" as defined at T.C.A. § 45-17-102. d. "Check cashers" as defined at T.C.A. § 45-18-102 except that check cashers do not include check cashers exempt from state regulation pursuant to T.C.A. § 45-18-103. e. Any combination of alternative financial services, which include, but are not limited to, pawnbrokers, title pledge lenders, deferred presentment services, and/or check cashers as defined herein.</p>
Financial Services, FDIC	Financial Institution. A bank, savings and loan, credit union, investments, or mortgage office.
Food Bank	Food Distribution Center (Food Bank/Pantry): A non-profit establishment that solicits, stores, and redistributes food to other agencies, or directly to individuals and families. This use may include warehousing and distribution of food and other household products, and may include a commercial kitchen for food preparation. This definition includes both "food banks" (larger facilities that primarily distribute to other organizations) and "food pantries" (facilities that primarily distribute to end users).

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Food Pantry	Food Distribution Center (Food Bank/Pantry): A non-profit establishment that solicits, stores, and redistributes food to other agencies, or directly to individuals and families. This use may include warehousing and distribution of food and other household products, and may include a commercial kitchen for food preparation. This definition includes both "food banks" (larger facilities that primarily distribute to other organizations) and "food pantries" (facilities that primarily distribute to end users).
Food Truck Park	The use of land designed to accommodate two or more mobile food units (MFUs) and mobile food vendors offering food and/or beverages for sale to the public as a primary use of the property, which may include seating areas for customers.
Funeral Services	An establishment engaged in providing services such as preparing the human dead for burial or other disposition, and arranging and managing funerals or memorial services. This use may include facilities for viewing or visitation, funeral ceremonies, and the sale of funeral-related merchandise such as caskets and urns.
Galleries and exhibition space	Commercial space used to display and sell artwork. This term does not include art museums as defined under "Cultural Services" or studio or production space.
Golf course, driving range	A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack-bar, and pro-shop as accessory services. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls.
Home Occupation	A business or commercial activity conducted entirely within a residential property by the residents thereof, which is clearly incidental and secondary to the use of the residential purposes and does not change the character thereof.
Industrial - Heavy	Higher intensity manufacturing, warehouse, and storage uses. These manufacturing uses may produce moderate external effects such as smoke, noise, glare, or vibration. These are uses not captured by "manufacturing"

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Industrial - Light	Typically low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development (R&D) facilities. These are uses not captured by "manufacturing"
Information services and data processing services	<p>A facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression), and security devices.</p> <ul style="list-style-type: none"> • Tier 1 (Light Industrial): Data centers up to 40,000 square feet of gross floor area could be treated as a light industrial use, permitted by right in appropriate industrial zones. • Tier 2 (Heavy Industrial/Special Use): Data centers exceeding 40,000 square feet would require a special use permit and be subject to more stringent standards, including: <ul style="list-style-type: none"> ◦ Power Consumption: A review of projected energy use (in megawatts) to assess grid impact. ◦ Water Usage: A review of projected water use for cooling systems. ◦ Noise Study: A noise study to demonstrate compliance with local noise ordinances. ◦ Screening: Requirements for screening of all outdoor equipment. ◦ Setbacks: Increased setbacks from residential areas.
Junk, Salvage, and Wrecking Yards	<p>Auto wrecking yard: Any space or building used by the owner or operator for the dismantling of two (2) or more inoperable vehicles or vehicles not in running condition, or for storage of such vehicles or the dismantled parts thereof. [Knox] Salvage Yard. A facility where used and/or damaged vehicles, appliances, building fixtures, architectural features from structures, and similar commodities are sorted, dismantled, and/or offered for sale. [Knoxville] Impound Lot. A facility that provides temporary outdoor storage for vehicles that are to be claimed by titleholders or their agents. An impound lot is typically used for the storage of wrecked motor vehicles usually awaiting insurance adjustment or transport to a repair shop. Impound lot does not include impound facilities owned and used by governmental authorities. [Knoxville] [impoundment lot]</p>
Kennel and animal boarding	Any lot or premises on which five (5) or more animals, more than six (6) months of age, are kept and may include grooming, breeding, training, or other animal care services not related to healthcare.

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Laboratories - Research, development, testing	An establishment engaged in research, development, and controlled production of high-technology electronic, biological, or precision products. Includes laboratories, testing facilities, and pilot production facilities. Such uses are characterized by a high degree of technical expertise and specialized equipment.
Landfill	A facility [accepting material from off site] for the disposal of solid waste by burial in the ground. Includes sanitary landfills, construction and demolition debris landfills, and other solid waste disposal facilities. Must be operated in compliance with federal and state environmental regulations.
Laundry and dry cleaning, excluding processing	A facility where patrons wash, dry, or drop off dry clean clothing and other fabrics in machines operated by the patron, including coin-operated or card-operated machines.
Laundry and dry cleaning, Including processing	A facility where the dry cleaning of garments and other fabrics is conducted using chemical solvents. This use includes the on-site storage, use, and disposal of dry cleaning agents and the operation of dry cleaning machinery. This use include facilities where patrons wash or dry in machines operated by the patron.

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Live Performance Venue - Indoor	<p>A facility for the presentation of live entertainment, including musical acts, including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom and/or rehearsal space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any adult use as defined by the Code and does not include a nightclub. This use is primarily located indoors.</p>
Live Performance Venue - Outdoor	<p>A facility for the presentation of live entertainment, including musical acts, including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue's box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom and/or rehearsal space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any adult use as defined by the Code and does not include a nightclub. This use is primarily located outdoors.</p>
Lodging - Bed & Breakfast	<p>A single-family dwelling where an owner [or manager], who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares breakfast meals for guests.</p>
Lodging - Hotel, Motel	<p>Motel: A building or group of buildings used for the temporary residence of motorists or travelers.</p>

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Lodging - Recreational Vehicle	Temporary Recreational Vehicle (RV) Park. An existing parking lot or structure used on a short-term basis for the accommodation of recreational vehicles for short-term accommodations.
Manufacturing - Craft	Production of goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment typically in an enclosed building with no outdoor storage. Typical uses include arts and craft instruction, woodworking and cabinet shops, ceramic studios, jewelry manufacturing, and similar arts and crafts or very smallscale manufacturing uses that have no negative external impacts on surrounding properties.
Manufacturing - Heavy	The manufacturing of products from processed or unprocessed raw materials, where the finished product is noncombustible and nonexplosive. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users, but is not offensive or obnoxious. This use shall include any packaging of the product being manufactured on-site. Examples include but are not limited to the production of the following: glass products made from manufactured glass; clay and pottery products; food and beverages; candy and other confectionery products; computer hardware; products made from rubber, plastic, or resin; converted paper and cardboard products; fabricated metal products made from semifinished metals.
Manufacturing - Light	An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from previously prepared materials, or the indoor provision of industrial services, where there are no external effects across property lines. This term includes but is not limited to a business engaged in the processing, fabrication, assembly, treatment, or packaging of food or beverage, textile, leather, wood, paper, chemical, plastic, or metal products, but does not include basic industrial processing from raw materials.
Marinas	A facility for storing, servicing, fueling, berthing and securing of pleasure boats. The facility may include eating, sleeping and retail facilities for owners, crews and guests.

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Medical and dental clinics, offices, laboratories, outpatient	Establishments where human patients who are not lodged overnight are admitted for examination and treatment by a group of physicians, dentists, other health care professionals, or similar professions.
Medical clinics & facilities , inpatient	Establishments providing health services primarily for human in-patient medical/surgical care for the sick or injured, or overnight stays of a predominantly short-term nature, and including related facilities such as laboratories. The use may also include outpatient departments, training facilities, central service facilities, [drug treatment facilities], and staff offices that are an integral part of the facility and goes beyond general care typically administered within a doctor's office. This definition does not include freestanding emergency rooms or urgent care centers. [Heliports may be considered as an accessory to emergency health facilities]
Microbrewery	Micro-Brewery. A facility for the production and packaging of beer for wholesale distribution, where the area of the establishment devoted to the production and does not exceed 25,000 square feet in commercial districts, and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light industrial uses.
Microdistillery	Micro-Distillery. A facility for the production and packaging of alcoholic spirits, where the area of the establishment devoted to the production of spirits does not exceed 25,000 square feet, and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light industrial uses.
Micro-winery	A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, where the area of the establishment devoted to such production does not exceed 25,000 square feet. Wineries that exceed this capacity are considered light industrial uses.

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Mining, Extraction, Support services	The extraction of minerals, including solids such as coal and ores; liquids such as crude petroleum; and gases such as natural gas. Also includes quarrying, well operations, milling, and other preparation activities customarily performed at the extraction site.
Nightclub	An establishment having as its principal or predominant use the serving of alcoholic beverages for consumption on the premises with entertainment, dancing, or live performances.
Office and Professional Services	Establishments where professionals, government officials, managers, or administrative services providers offer professional services. Such services include, but may not be limited to, those rendered by attorneys, accountants, chiropractors, architects, planners, professional engineers, surveyors, and realtors. This definition does not include uses more specifically classified or defined within these regulations.
Parks	A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiums. Public parks may also include non-commercial indoor or outdoor facilities, including zoos and amphitheaters, accessory services such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.
Parking - Structure	A building or structure, or part thereof, used or designed to be used for the parking and storage of vehicles

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Parking - Surface	<p>Parking lot: An off-street facility including parking spaces along with adequate provision for drives and aisles for maneuvering and giving access, and for entrance and exit, all laid out in a way to be usable for the parking of more than six (6) automobiles as a primary use.</p>
Personal Services	<p>Personal service: An establishment primarily engaged in providing services involving the care of a person or his or her apparel.</p>
Place of Assembly or Worship	<p>Structures and land designed for 50 or more people to congregate for civic, social, religious, [private], or recreational functions. This definition includes but is not limited to theaters, arenas, coliseums, and worship centers.</p>
Recreation, Indoor	<p>A commercial business offering amusements, recreational or entertainment activities such as a bowling alley, pool hall, game arcade and amusement rides where such activities are contained within a building.</p>
Recreation, Outdoor	<p>Parks and other areas requiring some level of development intended for hosting organized activities. Permanent infrastructure associated with active recreation may include playground structures, paved paths, restroom facilities, sports fields, picnic shelters, and other supporting structures. This includes commercial businesses offering amusement, recreational or entertainment activities such as batting cages, miniature golf, grand prix miniature race cars, water slide, alpine slide and amusement rides where part or all of such activities are outdoors.</p>
Recreation, Passive	<p>Recreation that involves limited development with minimal impact to the natural environment. Examples of passive recreation include parks and open spaces that allow for hiking, biking, horseback riding, picnicking, and birdwatching or similar activities. Limited developed support facilities are provided onsite.</p>

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Renewable Energy Facility	Renewable energy includes the following: a. Solar energy; b. Wind energy; c. Geothermal energy; d. Water power, in the case of a hydroelectric project that does not require a new appropriation, diversion, or impoundment of water and that has a nameplate rating of 10 megawatts or less, or is an expansion of an existing hydroelectric project; e. Landfill or farm-based methane gas; f. Gas produced from the treatment of wastewater; g. Low-emission, non-toxic biomass energy based on dedicated energy crops, animal wastes, or solid organic fuels from wood, forest, or field residues, except that the term does not include wood pieces that have been treated with chemical preservatives such as creosote, pentachlorophenol, or copper-chrome arsenic; and, h. Hydrogen derived from any of the sources listed above for use in fuel cells. [This use does not restrict the use of private on-site accessories, such as solar panels ancillary to an unrelated primary use.]
Repair and maintenance (excluding vehicles)	An establishment providing repair services for personal and household goods, such as household appliances, computers, electronics, and other non-vehicular items. Minor facilities providing limited repair and maintenance services. Work that includes servicing, fixing, or reconditioning of equipment, machinery, or goods excluding motor vehicles.
Retail - Heavy, Rental and Service	Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include large-scale home improvement centers with outdoor storage, display, and rental components, lumberyards.
Retail - Large scale	Businesses over 10,000 sq ft involved in the sale, lease, or rent of new or used products, merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores.
Retail - Small scale	Businesses under 10,000 sq ft involved in the sale, lease, or rent of new or used products, merchandise to consumers. Typical uses include drug stores, grocery stores, department stores, and apparel stores.

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Rifle range - Commercial	A public or private facility, operated for profit, designed and operated for the use of rifles, shotguns, pistols, or other firearms for sport, recreation, or training. This includes both indoor and outdoor ranges.
Rural Retreat	Rural retreat: A facility owned and operated by an entity for the purpose of providing a rural setting in which lodging, conferences, banquet facilities/restaurants, day spas, recreational amenities and meeting/event facilities are provided with or without compensation. Rural retreat does not include a farm engaged in agriculture as defined by state law.
Safety Facilities	Safety facilities operated by and for the use of safety agencies, such as fire and emergency rescue services, including the dispatch, storage, and maintenance of police and fire vehicles.
Self Storage - Indoor	A building or group of buildings containing individual, compartmentalized, and controlled-access stalls or lockers for the storage of personal property. All storage stalls and lockers are accessed from within the building.
Self Storage - Outdoor	An area of land with buildings containing individual, compartmentalized, and controlled-access stalls or lockers for the storage of personal property, where some or all of the stalls or lockers have direct access from the outside.
Special trades contractors (NAICS 235).	Establishments primarily engaged in specialized construction activities such as plumbing, heating and air-conditioning, electrical work, masonry, carpentry, roofing, and other special trade contracting.
Storage - Indoor	Storage or warehousing service within a building or under a shelter for individuals to store personal effects and for businesses to store materials for operation of an industrial or commercial enterprise elsewhere.

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Storage - Outdoor	An area of land used in conjunction with a principal use or activity located on the same lot, for the long-term storage of merchandise, goods, inventory, materials or equipment or any other items which are not intended for immediate use or sale, outside of an enclosed building.
Temporary Uses	A use of land, buildings, or structures for a limited duration, not to exceed [60] days within a calendar year, that does not involve the construction or alteration of any permanent structure. Temporary uses are characterized by their short-term or intermittent nature and are discontinued upon the expiration of a set time period. Such uses may include, but are not limited to, seasonal sales (e.g., Christmas trees, fireworks), special events (e.g., festivals, concerts, community gatherings, and hobbyist meet-ups), farmers' markets, and pop-up retail.
Transitional Housing - Supervised	A facility providing structured, 24-hour supervised housing and supportive services for a specific population, such as individuals in recovery from substance abuse or those transitioning from an institutional setting (such as a correctional facility or hospital). This use is intended to provide a high level of care and supervision to residents.
Transitional Housing - Supportive	A facility providing temporary housing and supportive services for individuals and families to facilitate movement to independent living. Supportive services may include, but are not limited to, case management, counseling, job training, and assistance in obtaining permanent housing. Occupancy is typically longer than an emergency shelter but is limited to a maximum of 24 months.
Transitional Housing - Temporary	A facility providing temporary, short-term overnight accommodation and incidental services for individuals and families experiencing homelessness. Occupancy is generally limited to six months or less, and the facility is not intended to be a permanent residence.
Vehicle - Fuel services	An establishment engaged in the retail sale of fuels, lubricants, and other automotive products to the general public. Includes alternative fuel sources, such as electric vehicle charging stations. May include accessory retail sales of convenience goods, car washing facilities, and minor automotive maintenance services such as oil changes and tire services.

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Vehicle - Large vehicle sales, rental, and storage	An establishment engaged in the storage, sale, leasing, and/or rental of new or used large vehicles such as school buses, farm equipment, and construction equipment. May include ancillary repair and maintenance facilities.
Vehicle - Maintenance	An establishment primarily engaged in the maintenance of motor vehicle engines and similar mechanics, including brakes, upholstery work, tire repair and change, lubrication, tune ups, diagnosing of malfunctions, auto-sound shops, auto upholstery shops, wheel alignment shops and tune-up, battery and similar maintenance work, and full and self service car wash.
Vehicle - Repair	An establishment primarily engaged in the repair of motor vehicle, engines, and similar mechanics, including paint, body, collision work, auto dismantling operations, and major engine or transmission work and engine part overhaul. May include any uses considered "maintenance".
Vehicle - Sales and rental	An establishment engaged in the sale, leasing, or rental of new or used automobiles, trucks, recreational vehicles, motorcycles, boats, buses, school buses, or other motor vehicles. May include ancillary repair and maintenance facilities.
Veterinary clinics and animal hospitals, Large animal	The use of land or structures for providing services related to veterinary animal care for any animal not otherwise defined in these regulations as a small animal, including but not limited to horses, goats, and pigs, whether or not they are considered pets or livestock. Boarding may be associated with, but not independent of, a veterinary service facility.
Veterinary clinics and animal hospitals, Small animal	The use of land or structures for providing services related to veterinary animal care for any small pet or companion animal kept primarily for their company. This term is limited to domesticated dogs and cats, small mammals such as guinea pigs and hamsters, birds, small reptiles, and amphibians commonly kept within the home. Boarding may be associated with, but not independent of, a veterinary service facility.

	<u>Knox Co. Draft Use Table with definitions 1.16.2026</u>
Waste facilities	Waste-related uses are characterized by the receiving of solid or liquid wastes from other users and sites for transfer to another location; by the collection of sanitary wastes or other approved waste materials for disposal; or by the manufacture or production of goods or energy from the composting of organic material. May be considered a Transfer Station: A facility where mixed solid waste is collected from smaller vehicles, manually or mechanically separated and packaged into recovered materials, and further processed for transport to other facilities, including a solid waste landfill.
Wholesale, warehousing, or distribution enterprise.	The storage, wholesale sales, and distribution of goods, materials, and equipment. Typical uses include storage warehouses, moving and storage firms, trucking or cartage operations, truck staging or storage areas, wholesale sales of materials and equipment to other businesses and the general public. This term does not include mini-warehouses.
Winery	
Wireless communications facilities, subject to the provisions of article 4, section 4.92.	Any facility, and its accessory uses or structures, utilized for the broadcast or reception of electro-magnetically transmitted information. This use includes future advancements in communication technology.