

Sec. 50-132. - Tourism zone overlay.

*50-132.1 Reserved.*

*50-132.2 Purpose.*

The purpose of this overlay is to promote investment through mixed use and commercial development that expands the presence of and/or otherwise enhances the tourism industry within the overlay and to provide economic incentives and regulatory flexibility for eligible business entities which will attract visitors.

*50-132.3 Overlay district boundaries.*

The tourism zone overlay district boundaries shall be as depicted on the official Bristol, Virginia Overlay District Map. Expansion or reduction of the area included with the overlay district may be approved by city council as an amendment to the official Bristol, Virginia Overlay District Map. Petition for expansion shall be submitted to the department of community development for evaluation. The director may request a recommendation from the Bristol Convention and Visitors Bureau prior to beginning the official zoning amendment process.

*50-132.4 Permitted uses.*

The permitted uses of the underlying zoning district shall govern the uses that can occur within a tourism zone.

*50-132.5 Incentives.*

The city council may, at their discretion, administer incentives pursuant to Va. Code § 58.1-3851. Creation of local tourism zones as from time to time amended or recodified. These incentives may include:

- (1) Reduction of permit fees.
- (2) Reduction of user fees.
- (3) Reduction of any type of gross receipts tax.
- (4) Permit process reform.
- (5) Exemption from ordinances as permitted by state law.
- (6) Gap financing pursuant to Va. Code § 58.1-3851.1 Entitlement to tax revenues from tourism project of the Code of Virginia as from time to time amended or recodified.

*50-132.6 Administration.*

The city manager is authorized to administer the tourism zone, through the director of economic development. The director of economic development shall present applications for use of tourism zone incentives to the economic development committee, which shall provide a recommendation on said applications to the city council. The economic development director and city attorney shall have the authority to negotiate performance agreements with potential new or expanded businesses. The city council shall have final approval authority for performance agreements utilizing tourism zone incentives. However, nothing herein shall preclude the city council from requesting the industrial development authority to provide gap financing to an applicant pursuant to subsection 50-132.5(6).

*50-132.7 Public notice.*

No performance agreement utilizing this chapter may be approved or authorized by the city council until after a notice of intention to do so has been published once a week for two successive weeks in some newspaper published or having general circulation in the city. Such notices shall specify the time and place of hearing, at which time persons affected may appear and present their views, not less than five days nor more than 21 days after final publication. Additionally,

commensurate with the above described public notice the zoning administrator shall give all adjoining property owners written notice of the intent to utilize this chapter, and an opportunity to respond to the proposal within two weeks of the date of the notice.

**Annotation—** The intent of amendment [Ord. 13.14] is to create the Tourism Zone Overlay District, prescribed incentives thereto, and administration.

(Ord. No. 13.14, § 2, 11-26-13)