

**613. B-3 General Business District.** It is the intent of this district to encourage commercial development to concentrate to the mutual advantage of consumers and at the same time provide for adequate space and sufficient depth from the street for transactions of the district. This district is for personal and business services and general retail business, and is intended to include areas where commercial development has displaced or is displacing residential development, or is moving in on vacant lands. Regulations were designed to guide future change so as to discourage formation of future slums, to preserve the carrying capacity of the streets, and to provide for off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide concentrations of general commercial activities.

613.1. Within the B-3 General Business District of Washington County, Tennessee, the following uses are permitted subject to site plan approval by the Planning Commission as per the Zoning Resolution, Article V, Section 512:

613.1.1 Any use permitted in the B-1 and B-2 districts.

613.1.3. Wholesale business, warehouses, storage yards and buildings, and truck terminals. The storage of hazardous substances and explosives will not be allowed in storage yards. They will only be allowed in the M-2 High Impact Use District.

613.1.4. Automobile sales, new and used, and mobile home sales, new and used.

613.1.5 Automobile service and repair establishments and automobile body shops for motor vehicle construction, farm equipment repair, for the repair of other vehicles and equipment with outside storage only for vehicles and equipment awaiting parts or repair. All motor vehicles stored outside shall have current registration. All automobiles, or parts thereof, are stored to the rear of the building in an enclosed fenced storage area. All automobiles, or parts thereof, are properly disposed of when they have no further use in the business. Storage containment area must be approved by the Planning Commission prior to construction.

613.1.6. Automotive restoration and customizing businesses provided that all automobiles, or parts thereof, are properly disposed of when they have no further use in the business. However no more than 10 vehicles without current registration shall be permitted, all automobiles, or parts thereof, are stored to the rear of the building in an enclosed fenced storage area. Storage containment area must be approved by Zoning Administrator staff prior to construction.

613.1.7. Automobile and truck tire stores, new and used provided that the inventory is enclosed within the structure.

613.1.8. Service Station, provided:

A. Service station principal and accessory buildings and gasoline pumps shall not be constructed closer than forty (40) feet to any residential district.

B. Gasoline pump islands shall not be located closer than twenty feet (20) feet to any street right-of-way line; however where pump islands are constructed perpendicular to the pavement edge, the pump island shall be located not less than thirty (30) feet back of the right-of-way line.

Canopies shall not be constructed closer than fifteen (15) feet from any street right-of-way. No variance shall be considered from this section.

613.1.9. Bottling operations and retail bakeries.

613.1.10. Funeral Homes

613.1.11. Animal hospitals, veterinarian offices, are permitted subject to the provision that all structures including dog runs are setback 150 feet from all property lines except if they abut a M-2 district. Shooting ranges are permitted if structures enclosing them limit sound emitted through exterior walls or structures to 60 decibels.

613.1.12. Public and private non-profit clubs are permitted.

613.1.13 Second and third story single and multi-family dwellings are permitted as long as the first floor principle use is permitted in this zone.

613.2. Area regulations. The following requirements shall apply to all uses permitted in this district.

613.2.1. Front Yard

All buildings shall be setback (30) feet from the street right-of-way lines;

613.2.2. Side Yards

On the side of a lot adjoining a residential district or residential use there shall be a side yard of not less than thirty (30) feet. There shall be a side yard setback from an intersection street of not less than thirty (30) feet. The setback shall be seven and one half (7 1/2) feet in all other cases.

613.2.3. Rear Yard

There shall be provided an alley way, service court, rear yard or combination thereof of not less than thirty (30) feet in depth. Rear yards which abut a residential district shall be completely screened from public view with plant material or fencing.

613.2.4. Maximum Lot Coverage

No Requirement

613.2.5. Height Restriction

No Requirement