

**612. B-2 Retail Business District.** It is the intent of this district to establish areas for concentrated general business development. Uses which do not require a central location and create friction in the performance of function will be discouraged from this district. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public, and to discourage industrial and wholesale development while promoting pedestrian and non-motorized traffic and discourage congestion. All Retail Business Districts shall submit and receive approval of a site plan pursuant to the requirements as set forth in Sections 512.

612.1. In order to achieve the intent of the B-2 Retail Business District, as shown on the Zoning Map 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:

612.1.1. Any use permitted in the B-1 Business District.

612.1.2. Business signs as permitted in the B-1 business district.

612.1.3. Stores and shops conducting retail business, sales and display rooms.

612.1.4. Offices, grocery stores, restaurants and similar community services as determined by the Planning Commission.

612.1.5. Personal and professional services, public and semi-public buildings, retail printing operations, financial institutions, places of amusement and assembly, animal hospitals, veterinary offices, and shooting ranges if structures enclosing them limit sound emitted through exterior walls or structures to 60 decibels.

612.1.6. Any other store or shop for retail trade or for rendering personal, professional, or business service which does not produce more noise, odor, dust, vibration, or traffic than those enumerated above as determined by the Planning Commission.

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

612.2. Area Regulations.

612.2.1. Front Yard

All buildings shall be setback thirty (30) feet from the street right-of-way line.

612.2.2. 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.

612.2.3. Rear Yard

There shall be a rear yard of not less than thirty (30) feet. Rear yards which abut a residential district shall be completely screened from public view with plant material or fencing.