

617. M-2 High Impact Use District. It is the intent of this district to establish areas which, unless closely regulated, might cause a detrimental effect upon and be injurious to surrounding areas. This district created, therefore, to allow for heavy type industries and uses, noise, odor, dust and other objectionable conditions.

617.1. Within the M-2 High Impact District, as shown on the Zoning Map of Washington County, the following uses are permitted subject to site plan approval by the Planning Commission as per the Zoning Resolution, Article V, Section 512.

617.1.1. Any use permitted in M-1 District.

617.1.2. Lots or yards for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage, or secondhand building materials.

617.1.3. Meat products manufacturing.

617.1.4. Dyeing and finishing of textiles.

617.1.5. Paper and allied products manufacturing.

617.1.6. Chemicals and allied products manufacturing

617.1.7. Rubber and miscellaneous plastic products manufacturing.

617.1.8. Automobile wrecking, salvage and junk yards provided that:

617.1.8.1. All motor vehicles stored or kept in such yards shall be kept that they will not catch or hold water in which mosquitoes may breed and so that they will not constitute a place or places in which rats, mice or other vermin may be harbored, reared or propagated.

617.1.8.2. Because of the tendency for salvage yards to promote the breeding of vermin, no such operation shall be permitted closer than three hundred (300) feet from any established residential zone.

617.1.8.3. All outdoor storage of salvage and wrecking operations shall be conducted entirely within an enclosed fence, screen, or wall, excepting driveway areas a maximum of 24 feet wide, from six (6) to twelve (12) feet in height (determined by the planning director based on topography), to contain and conceal business operations. The open area between the road or street and such fence, screen or wall shall be maintained in good condition. Off street parking must be provided within the enclosed area. Existing outdoor storage of salvage and wrecking operations must meet the above requirements for fencing and parking for any part of the business visible from any street or road, but limited to 150 feet along side property lines, within two (2) years.

617.1.8.4. All such yards shall be so maintained as to be in a sanitary condition and so as not to be a menace to public health or safety.

617.1.8.5. Application for automobile wrecking, junk or salvage yard permit:
No person shall own or maintain an automobile wrecking, junk, or salvage yard

within Washington County until he has secured a permit from the Washington County Planning director or Designee. A detailed site plan, a schedule for construction and any other information deemed necessary shall be submitted to said Planning director or Designee prior to the issuance of such permit.

617.1.9. Non-hazardous solid waste disposal provided that:

617.1.9.1. The site is approved by the Tennessee Department of Environment and Conservation..

617.1.9.2. The total tract contains a minimum of one-hundred (100) acres.

617.1.9.3. The site is located on an arterial road as shown on the Zoning Map of Washington County, Tennessee or on a road with a minimum asphalt pavement width of twenty-two feet.

617.1.9.4. Trenches and areas for burial of refuse shall be located at least 500 feet from any existing residence or any residence under construction or on adjoining property at the time the landfill operation is begun.

617.1.9.5. Existing trees shall be maintained within one hundred (100) feet of the adjoining property lines. Where the natural growth within 100 feet of the adjoining property line is inadequate to effectively screen the landfill site from the view from adjoining properties, trees shall be planted for such screening purposes.

617.1.9.6. The site plan is reviewed and approved by the Washington County Planning Commission, said site plan shall consider, but not be limited to the criteria of site suitability, population density of the surrounding area, accessibility, suitability of entrances and exits, and any other criteria deemed important by the planning commission.

617.1.10. The storage of hazardous substances and explosive materials will be limited to this zone.

617.1.11. Adult Oriented Establishments.

617.1.11.1. Adult Oriented Establishments: Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhoods and retail districts, these activities will only be permitted when minimum conditions are met.

617.1.11.2. The following minimum conditions must be complied with for a site to be approved for adult entertainment activities:

617.1.11.3. The site shall not be less than one thousand feet from any residentially zoned property at the time of approval for an adult entertainment activity.

617.1.11.4. The site shall not be less than one thousand feet from the site of any public amusement or entertainment activity, including, but not limited to, the following: arcades, motion picture theaters, bowling alleys, marinas, golf

courses, playgrounds, ice skating or roller skating rinks or arenas, zoos, community centers and similar amusements offered to the general public.

617.1.11.5. The site shall not be less than one thousand feet from any area devoted to public recreation activity.

617.1.11.6. The site shall not be less than one thousand feet from any school, library, day care center, park, church, mortuary or hospital.

617.1.11.7. The site shall not be less than one-half mile from any other adult entertainment business site.

617.1.11.8. Measurement shall be made from the nearest recorded property line of the lot on which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Washington County Zoning Map.

617.1.11.9. Maps showing existing land use and zoning within one-half mile of the proposed site should be submitted with an application for Use on Review approval along with site plans, surveys or other such special information as might reasonably be required by the Washington County Planning Commission for use in making a thorough evaluation of the proposal.

617.2. Area Regulations

617.2.1. Front yard.

All buildings shall be setback fifty (50) feet from all street right-of-way lines.

617.2.2. Side yard.

All buildings shall have a side yard of at least twenty (20) feet.

617.2.3. Rear yard.

All lots shall have a rear yard of at least thirty (30) feet. All rear lots which abut a residential district shall be completely screened with plant material or fencing.