

**614. B-4 Arterial Business District.** It is the intent of this district to establish areas in which the principal use of land is devoted to commercial uses which cater specifically to the needs of motor vehicle oriented trade. The intent of this district is to provide appropriate space and sufficient depth from the street to satisfy the needs of modern commercial development where access is entirely dependent on motor vehicle trade, to provide for the orderly development and concentration of highway and arterial commercial uses; and to encourage the development of these locations with such uses and in such a manner as to minimize traffic hazards and interference with other uses in the vicinity.

614.1. Within the B-4 Arterial 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:

614.1.1. Any use permitted in the B-3 Neighborhood Business District.

614.1.2. Hotels and motels.

614.2. Area Regulations:

614.2.1. Front Yard

All lots shall have a building setback of not less than fifty (50) feet.

614.2.2. Side Yard

The width of any side yard which abuts a residential district or residential use shall not be less than thirty (30) feet. In all other cases each side yard shall not be less than twenty (20) feet.

614.2.3. Rear Yard

Each lot shall have a rear yard of not less than twenty-five (25) feet.