

611. B-1 Neighborhood Business District. It is the intent of this district to establish business areas to serve surrounding residential districts. This is intended to be a restricted commercial district, limited to a narrow range of retail and services. The district regulations are intended to encourage grouping of uses in which parking and traffic congestion is reduced to a minimum and where pedestrian traffic and non-motorized traffic is promoted

611.1. In order to achieve the intent of the B-1 Neighborhood 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:

611.1.2. Drug stores, funeral homes, barber and beauty shops, laundry and dry cleaning pick-up stations, laundromats, gift shops, shoe repair shops, hardware stores, day-care centers, professional services, flower shops, restaurants, retail bakeries, financial institutions and similar uses as determined by the Planning Commission.

611.1.3. For sign regulations refer to Article V Section 510.

611.1.5. Service stations provided that all structures, including underground storage tanks, shall be placed not less than thirty feet from any property line. Points of ingress and egress shall be located not less than fifteen feet from the intersection of street lines. The closest part of the canopy may be located within fifteen (15) feet of the right-of-way. The pump island may be located within twenty-five (25) feet of the right-of-way. A gasoline service station shall be compatible with the neighborhood layout as determined by the Planning Commission with a preliminary concept plan.

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

611.2 Area Regulations. The following requirements shall apply to all uses permitted in this district.

611.2.1. Front Yard

All buildings shall be set back thirty (30) feet from the street right-of-way lines.

611.2.2. Side Yard

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.

611.2.3. Rear Yard

There shall be a rear yard, alley, service court, or combination thereof, of not less than thirty feet in depth, and all of the service areas of all buildings shall be completely screened from public view with plant material or fencing.