

616. M-1 Industrial District. It is the intent of this district to establish industrial areas along with open areas, which will likely develop in a similar manner. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare is established to provide areas in which the principal use of land is for manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution.

616.1. Within the M-1 Industrial 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.

616.1.1. Wholesale business, warehouses, storage yards and buildings.

616.1.2. Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazard or other objectionable conditions.

616.1.3. Trucking terminals and railroad yards;

616.1.4. Wholesale business, warehouses, storage yards and buildings.

616.1.5. Bottling and packaging operations.

616.1.6. Retail & Wholesale Bakeries

616.1.7. Adult Oriented Establishments

616.1.7.1. 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.

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

616.1.7.3. 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.

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

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

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

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

616.1.7.8. 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.

616.1.7.9. 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.

616.2. Area Regulations

616.2.1. Front Yard

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

616.2.2. Side Yard

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

616.2.3. Rear Yard

All lots shall have a minimum 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.