

750. **B-3, Highway Business District**

751. Statement of Purpose and Intent. This district is intended to establish areas that encourage the grouping of compatible business activities to reduce parking and traffic congestion along the highways.

752. Permitted Uses. In order to achieve the intent of the B-3, Highway Business District, as shown on the Zoning Map of the City of Jefferson City, Tennessee, the following use are permitted:

752.1. Any business use permitted in the B-1, Local Business District.

752.2. Hotels and motels.

752.3. Automobile and mobile home sales.

752.4. Restaurants.

752.5. Places of amusement, recreation, or assembly.

752.6. Travel trailer

752.7. Lodges and

752.8. Rooming and Boarding

752.9. Multi-family Apartment Uses provided that that the minimum unit be a four plex, meet all the setback, lot size, road frontage, height and density requirements in the R-2 Zoning District and meet the parking requirements contain

730. **B-1, Neighborhood Business District.**

731. Statement of Purpose and Intent. This district is intended to meet the day-to-day convenience shopping and service needs of persons residing in adjacent residential areas.

732. Permitted Uses. In order to achieve the intent of the B-1, Neighborhood Business District, as shown on the Zoning Map of the City of Jefferson City, Tennessee, the following uses are permitted:

732.1. Any use permitted in the P-1, Professional and Civic District.

732.2. Generally recognized retail businesses and service establishments which supply goods or services on the premises, such as, but not limited to:

732.2.1. Grocery stores, drug stores, hardware stores, shoe repair shops, barber and beauty shops, laundromats and dry cleaners, restaurants, and similar uses.

732.3. Shopping centers provided that they shall conform to all requirements of Article VI, Planned Unit Development.

732.4. Business signs provided that:

732.4.1. All signs, except one detached sign allowable in a planned unit development, shall be built flat against the front or side of a building or within eighteen (18) inches thereof.

732.4.2. All signs shall not project above buildings.

732.4.3. All signs shall not have flashing or moving illumination.

732.5. Gasoline service stations provided that:

732.5.1. All structures, including underground storage tanks, shall be placed not less than twenty (20) feet from all property lines.

732.5.2. Points of entry and exit shall be not less than fifteen (15) feet from the intersection of street lines.

732.6. Light Manufacturing uses shall be allowed as special exceptions by the Board of Zoning Appeals provided that:

732.6.1. The use will not create excessive traffic and noise nor otherwise adversely affect neighboring properties.

732.6.2. The use will occupy an existing building that was originally occupied by another use.

732.6.3. All operations and the storage of materials will occur entirely within the building.

720. **P-1, Professional and Civic District**

721. Statement of Purpose and Intent. This district is intended to accommodate land uses which provide professional civic activities.

722. Permitted Uses. In order to achieve the intent of the P-1, Professional and Civic District, as shown on the Zoning Map of the City of Jefferson City, Tennessee, the following uses are permitted:

722.1. Any use permitted and as regulated in the R-1, Single Family Residential District.

722.2. Churches and places of worship.

722.3. Professional and business offices provided that:

722.3.1. There is no activity catering to retail trade with the general public.

722.3.2. Front yard parking is prohibited.

722.4. Funeral homes.

722.5. Schools and colleges offering general education, provided that:

722.5.1. The location of these uses shall first be reviewed by the Jefferson City Regional Planning Commission.

722.5.2. The buildings are placed not less than fifty (50) feet from the side and rear property lines.

722.6. Private clubs and lodges.

700. **R-1 Single Family Residential District**

701. State of Purposes and Intent.

702. Permitted Uses. In order to achieve the intend of the R-1, Single Family Residential District as shown on the Zoning Map of the City of Jefferson City, Tennessee, the following uses are permitted:

702.1. Single family residences.

702.2. Customary General Farming.

702.3. Customary Home Occupations including;

702.3.1. The following occupations subject to the requirements of the Board of Zoning Appeals are allowed:

Barber shop and beauty shop;

Artist, dressmaker, milliner, seamstress, tailor, interior decorator;

Professional office of a physician, dentist, lawyer, engineer, architect or accountant;

Teaching, musical instruction, or dancing, but limited to three (3) pupils at any given time.

702.3.2 The Board of Zoning Appeals shall review each potential customary home occupation to determine the intrusiveness into the neighborhood and to insure that there is no external evidence of the occupation and each applicant has the appropriate business license. The follow additional regulations shall be met:

- a. No signage is allowed except for one two square foot sign that is not lighted and is off the right-of-way.
- b. Not more than thirty (30) percent of the total home floor area including the dwelling, garage and storage areas are used for the home business,
- c. No more than two (2) employees are allowed, one of which has to be a family member.
- d. No more than two customers maybe present at any given time.
- e. Two paved parking places must be provided for customers. These parking places must be landscaped with bushes to minimize the intrusiveness of the business.
- f. No more than one delivery truck visit per day is allowed.
- g. No storage of wares is permitted outside the home.
- h. No on-street parking is permitted.
- i. A site plan shall be submitted to the Board of Zoning Appeals for review.

702.3.3 The Board of Zoning Appeals may revoke the customary home occupation in a public hearing after a complaint has been filed by the police, the building official, or a neighbor. Revocation may include:

- a. Noncompliance with the above rules and site plan.
- b. Noise emanating from the business that disturbs surrounding property owners.
- c. Misrepresentation of the business.
- d. Change in the business without a reapplication to the Board of Zoning Appeals.
- e. Heavy and frequent truck traffic.
- f. Inappropriate business hours from 10 P.M. to 8:00 A.M.
- g. Failure to maintain the property where the business is located by failing to mow grass, inappropriate junk, and deterioration of the buildings/dwellings.

702.4. Public buildings, and uses, schools offering general education, and churches, provided that:

702.4.1. The location of these uses shall first be reviewed by the Jefferson City Regional Planning Commission.

702.4.2. The buildings are placed not less than fifty (50) feet from the side and rear property lines.

702.4.3. There are placed buffer strips along side and rear property lines.

702.5. Customary accessory buildings provided that they are located in rear yards and are not closer than five (5) feet to any property line.