

**THE MUNICIPAL ZONING ORDINANCE FOR THE  
CITY OF ATHENS, TENNESSEE**



**July 14, 2021**

### **3.04.08. B-3 INTENSIVE BUSINESS DISTRICT.**

#### **A. District Description:**

This district is established to provide areas for those businesses that require high volume transportation facilities. It is intended that such areas have properties with lot sizes, yards, performance and development standards sufficient to insure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency of activities or customer attractiveness to adjacent lots.

#### **B. Uses Permitted:**

1. Retail and other commercial establishments intended to serve the general population of the city and the region. Examples of such establishments include those that depend on high traffic volume and serve the regional traveler or cater to local residents in vehicles, such as shopping centers, building materials, equipment rental, farm equipment and supplies, fencing, machinery, auto parts and supplies, drugstores and pharmacies.
2. Private service establishments intended to serve the general population of the city and the region. Examples of such establishments include banks and similar financial institutions, hotels and motels, funeral homes and mortuaries, dry cleaners, and Libraries, art galleries, museums, and like uses.
3. Restaurants, including drive through restaurants.
4. Tourist services, including tourist information centers, souvenir/gift shops and hunting/fishing/boating/camping supply shops.
5. Ambulance and other emergency services.
6. Establishments for the sale, service or rental of passenger, travel, and recreation vehicles.
7. Churches and similar places of worship.
8. Public or private golf courses.
9. Outdoor recreation facilities.
10. Signs and billboards as regulated in Section 4.12 of these regulations.

11. Utility facilities necessary for the provisions of public services.
12. Convenience Stores/Gasoline and Motor Fuel Sales, subject to the provisions of Section 4.10 of these regulations.
13. Municipal, county, state and federal uses.
14. General Professional and business Offices; doctors, dentists, lawyers, architects, artists, engineers, and the like.
15. Manufacturing, fabricating, and processing ice.
16. Public and semi-public uses including public parks and public recreational facilities, auditoriums, theaters, and museums with or without tours.
17. Offsite dormitory or barracks related to a state, regional, or federal accredited educational institution and a National Collegiate Athletic Association (NCAA) sanctioned and/or sponsored sports training facility, which can include essential services (i.e. group kitchen and group bathroom facilities) and a separate housing unit facility (inclusive or exclusive) for the manager of the dormitory or barrack.

**C. Uses Permitted on Review:**

In the B-3 Intensive Business District, the following uses and their accessory uses may be permitted subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 6.07:

1. Truck Stops.
2. Amusement parks, amphitheaters, ballparks, or stadiums, fairgrounds, and group picnic grounds.
3. Auto, go-cart, or similar racetrack or drag strip.
4. Indoor Rifle or other gun firing range or shooting course and archery ranges.
5. Zoos.
6. Airports.
7. Planned unit development, subject to the provisions of Section 4.09.02

8. Auditoriums, exhibit halls, field houses, gymnasiums, theaters, private clubs, lodges and indoor recreation facilities.
9. Kennels/Veterinary Clinics with or without outdoor runs.
10. Group Child Care Homes, and Child Care Centers, subject to the provisions of section 4.24 of these regulations.
11. Telecommunications Structures, subject to the provisions of Section 4.16 of these regulations.
12. Mini Warehouses
13. Outdoor dining and sidewalk dining.
14. Rebuilding an existing Single-Family Home in areas of the city annexed after August 2012 if the structure is determined to be at least 51% destroyed (by fire or natural disaster) by the City of Athens Building Official.
15. Golf courses, parks, country clubs, and swimming pools, and other recreational facilities
16. Residential housing quarters for the property owner or lessee of the property that meet all adopted life safety and fire codes.
17. Personal Storage Units
18. Apartment Complex's with a minimum of six (6) independent living units

**D. Uses Prohibited:**

All uses, except those uses or their accessory uses specifically permitted or permitted upon review and approved by the Athens Municipal-Regional Planning Commission or permitted by special exception by the Planning Commission, are prohibited.

**E. Dimensional Regulations:**

The following requirements shall apply to all uses permitted in this district:

1. **Lot Area:**

- a. For those areas served by a sanitary sewer system, there shall be a minimum lot area of not less than ten thousand (10,000) square feet.
- b. For those areas not served by a sanitary sewer system, the lot area requirements shall be determined by the Planning Commission based on recommendations of the Health Department, but in no case shall be less than twenty thousand (20,000) square feet.

2. **Front Yard:**

The depth of the front yard shall be fifty (50) feet from any right-of-way.

- a. Corner lots: lots that have frontage on two or more streets shall maintain a minimum setback of fifty (50) feet from all rights of way.

3. **Side Yard:**

The width of any side yard which abuts a residence district shall be not less than twenty-five (25) feet. In all other cases each side yard shall be not less than twenty (20) feet.

4. **Rear Yard:**

Twenty (20) feet minimum.

Thirty (30) feet minimum if a truck loading/unloading area is located in the rear setback area or if the property abuts a residential zone.

5. **Lot Width:**

Each lot shall have a width of not less than one-hundred (100) feet at the building setback line.

6. **Height Restriction:**

No building or structure shall exceed three (3) stories or forty (40) feet, except as provided in Section 5.03 of these regulations.

F. **Off-Street Parking:**

As regulated in Section 4.03 of these regulations.

**G. Off-Street Loading and Unloading:**

As regulated in Section 4.04 of these regulations.

**H. Access Control:**

As regulated in Section 4.01 of these regulations.

**I. Landscape and Buffer Requirements:**

Landscaping, screening and buffer yard requirements of Athens City Ordinance Number 895, entitled Landscape Ordinance shall apply.