

CHAPTER 6

PROVISIONS GOVERNING USE DISTRICTS

SECTION

- 14-601. R-1 Low Density Residential.
- 14-602. R-2 Medium Density Residential.
- 14-603. R-3 Multifamily Planned Residential District.
- 14-604. B-1 Central Business District.
- 14-605. B-2 General Business District.
- 14-606. B-3 Neighborhood Business District.
- 14-607. Interstate Business District.
- 14-608. M-1 Light Industrial District.
- 14-609. M-2 Heavy Industrial District.
- 14-610. F-1 Flood Hazard District.
- 14-611. H-1 Historic District.
- 14-612. MHP Mobile Home Park District.

14-605. B-2 General Business District. It is the purpose and intent of this district to provide for general commercial areas at convenient locations within the city. The regulations are designed to encourage concentrations of commercial activities and to preserve the traffic carrying capacity of the major collectors and arterials upon which such uses are located. The regulations are also designed to encourage groupings of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to issuance of building permits for all new construction, site plans, as required by section 14-310, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Clinton, Tennessee. When proposed uses are adjacent to a residential district, a buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the B-2 General Business District, as shown on the zoning map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted.

- (1) Personal, business, and professional services and offices, excluding junkyards, waste collection or transfer sites and other similar uses.

- (2) Storage yards provided a buffer strip is planted.
- (3) Retail business, including automobile and mobile home sales.
- (4) Lodges, clubs, hotels, motels, restaurants, and other similar services.
- (5) Funeral homes.
- (6) Churches and places of worship.
- (7) Gasoline service stations as regulated in section 14-314.
- (8) Wholesale business and warehousing.
- (9) Places of amusements, recreation, entertainment, or assembly.
- (10) Shopping centers developed as planned unit developments as regulated in section 14-308.
- (11) Commercial and travel trailer parks developed as planned unit developments as regulated in section 14-308.
- (12) Publicly owned buildings and uses, excluding waste collection or transfer sites, following approval by the planning commission as required in Change 9, April 28, 2014

14-91

Tennessee Code Annotated, 13-4-104; and schools and colleges offering general education.

- (13) Signs as regulated in section 14-309.
- (14) Access and parking as regulated in sections 14-302 through 14-307.
- (15) Customary accessory uses and structures as regulated in section 14-408.
- (16) Setback and height requirements as regulated in chapter 7.
- (17) The board of zoning appeals may hear and determine if any use not listed as a permitted is of the same general character as other permitted uses in the district and is consistent with the intent and purpose of the district. (Ord. #317, amended by Ord. #357, May 1994, renumbered by Ord. #369, Sept. 1996, and amended by Ord. #557, July 2009)