

- (ii) On a lot less than fifty (50) feet in width at the building line no building shall exceed one and one-half (1 1/2) stories or twenty-five (25) feet in height.
 - (iii) No accessory building shall exceed two (2) stories in height.
 - (iv) Free standing poles, spires, towers, antennae and similar structures not designed for, or suitable to human occupancy may exceed the height provisions of this section provided they comply with all other codes and ordinances and provided that they are located a distance equal to their own height plus ten (10) feet from the nearest property line.
- (5) Site Plan Review. Prior to issuance of a building permit, a site plan for the use and development of the entire tract shall be submitted to the Planning Commission and Humboldt Utilities. The site plan shall conform to the requirements provided in Section 14-222.

14-403. B-3 (Central Business) District. Within the B-3 (Central Business) District as shown on the zoning map of Humboldt, Tennessee, following regulations shall apply:

(1) Uses Permitted.

- (a) Retail sales: bakery and dairy products; drugs and pharmaceuticals; florist shops; gift shops; book stores; groceries; hardware; clothing and dry goods; hobby shops; camera shops; sporting goods; paint and wallpaper stores; furniture; household appliances; floor coverings and draperies; hats; shoes; air conditioning equipment; automobile parts; tires; jewelry stores; cloth shops; musical instruments; records and photographs; motorcycle and bicycle sales and service; department stores and general merchandise; and variety stores, automobile service stations, beverage stores, and retail package liquor stores.
- (b) Services: banks; savings and loan associations; barber shops; beauty shops; clinic; laundry and dry cleaning pick up stations; self service laundry and dry cleaning; printing; business and professional offices; radio and television sales and service; shoe repair, hotels and motels; restaurants; photography studios; upholstery shops; commercial recreation, movie theaters and billiard parlors; business schools, art and music schools; driving schools; correspondence schools; beauty and barber schools; dancing schools; tailoring and dressmaking; and, watch repair.
- (c) Churches, clubs and lodge halls, federal, state, and municipal uses. Non-church related group daycare homes and daycare centers subject to the following:
 - (i) Minimum required lot area:
 - (a) Day Care Center – 30,000 square feet.
 - (b) Group Day Care Home – 12,000 square feet.
 - (ii) Minimum required fenced play area:

- (a) Day Care Center – 4,000 square feet plus 200 square feet per planned child capacity over 20 children.
- (b) Group Day Care Home – 2,400 square feet.
- (iii) The Planning Commission shall also specifically address the need for set back of fenced area and buffering of the fenced play area, and may require set back and/ or buffering in specific cases to protect adjacent residential uses.
- (iv) If a lower level of day care operation is proposed to be expanded to a higher level of day care operation, the new day care operation shall need a new approval of use and site plan by the Planning Commission, and shall be subject to appropriation regulations.
- (v) All outdoor play activities shall be conducted within the fenced play area.
- (vi) The day care facilities, maintenance and operation shall meet the requirements of the Tennessee Department of Human Services.
- (d) Advertising signs and advertising structures or lights for illuminating signs or buildings, provided they shall not be placed within the street right-of-way, nor shall there be beacon type. Portable structures with flashing light are permissible, but there shall be no rotating light on such portable structure, nor shall there be any flashing lights or a portable structure that are red and such portable structures with flashing light shall not be within fifty feet of any street intersections and shall otherwise be in accordance with state law.
- (e) Any accessory use or building customarily incidental to the above permitted uses.
- (2) Uses Permitted on Appeal. Any other use which in the opinion of the Board of Zoning Appeals is similar in character and not detrimental to the neighborhood may be permitted on appeal.
- (3) Uses Prohibited. Any use not specifically permitted or permissible on appeal in this section is prohibited.
- (4) Regulations Controlling Lot Area, Lot Width, Yards Building Coverage, and Building Height. - No minimum requirements.
- (5) Site Plan Review. Prior to issuance of a building permit, a site plan for the use and development of the entire tract shall be submitted to the Planning Commission and Humboldt Utilities. The site plan shall conform to the requirements provided in Section 14-222.

14-404. H-M (Hospital Medical) Districts. Within the H-M (Hospital Medical) Districts as shown on the zoning map of Humboldt, Tennessee, the following regulations shall apply: