

CHAPTER VI

PROVISIONS GOVERNING BUSINESS DISTRICTS

11-601. B-1 (General Business) Districts - The purpose of the B-1 (General Business) District shall be considered a general highway commercial-service oriented district. The purpose of this district is to provide retail and service trades along roadways and thoroughfares capable of supporting heavy traffic. Within the B-1 (General Business) Districts as shown on the Zoning Map of Selmer, Tennessee, the following regulations shall apply:

A. Uses Permitted

1. Transient Lodgings (15);
2. Railroad Transportation (4111);
3. Highway and Street right of way (45);
4. Local Passenger Transit (41) Limited to
 - Local and Suburban Transportation (411)
 - Local and suburban transit (4111)
 - Local passenger transportation, NEC (4119)
 - Taxicabs (412)
 - Taxicabs (4121)
 - Intercity and Rural Bus Transportation (413)
 - Intercity & rural bus transportation (4131)
 - Bus Charter Service (414)
 - Local bus charter service (4141)
 - Bus charter service, except local (4142)
 - School Buses (415)
 - School buses (4151)
 - Bus Terminal and Service Facilities (417)
 - Bus terminal and service facilities (4173)

 - Trucking & Courier Service, Ex. Air (421)
 - Local trucking, without storage (4212)
 - Trucking, except local (4213)
 - Local trucking with storage (4214)
 - Courier services, except by air (4215)
 - Trucking Terminal Facilities (423)
 - Trucking terminal facilities (4231)
5. Water Transportation (44) Limited to (Offices Only)
 - Deep Sea Foreign Trans. of Freight (441)

- Deep sea foreign trans. of freight (4412)
- Deep Sea Domestic Trans. of Freight (442)
- Deep sea domestic trans. of freight (4424)
- Freight Trans. on the Great Lakes (443)
- Freight trans. on the Great lakes (4432)
- Water Transportation of Freight, NEC (444)
- Water transportation of freight, NEC (4449)
- Water Transportation of Passengers (448)
- Deep sea passenger trans., ex. Ferry (4481)
- Ferries (4482)
- Water passenger transportation, NEC (4489)
- Water Transportation Services (449)
- Marine cargo handling (4491)
- Towing and tugboat service (4492)
- Marinas (4493)
- Water transportation services, NEC (4499)

6. Transportation By Air 45 Limited to (Offices Only with accompanying Accessory Structures)

- Air transportation, scheduled (451)
- Air transportation, scheduled (4512)
- Air courier services (4513)
- Air Transportation, Nonscheduled (452)
- Air transportation, nonscheduled (4522)
- Airports, Flying fields, & Services (458) (Offices Only)
- Airports, flying fields, & services (4581) (Offices Only)

7. Transportation Services (47)

- Passenger Transportation Arrangement (472)
- Travel agencies (4724)
- Tour operators (4725)
- Passenger transport arrangement, NEC (4729)
- Freight Transportation Arrangement (473)
- Freight transportation arrangement (4731)
- Rental of Railroad cars (474)
- Rental of railroad cars (4741)
- Miscellaneous Transportation Services (478)
- Packing and crating (4783)
- Inspection & fixed facilities (4785)
- Transportation services, NEC (4789)

8. Retail Trade

- a. Building Materials, Hardware and Farm Equipment (52)
- b. General Merchandise (53)

- c. Food (54)
 - d. Automotive, Marine Craft, Aircraft and Accessories (55)
 - e. Apparel and Accessories (56)
 - f. Furniture, Home Furnishing and Equipment (57)
 - g. Eating and Drinking (58)
 - h. Other Retail Trade, Not Elsewhere Coded (59) limited to
 - (i) Drug and Proprietary
 - (ii) Antiques
 - (iii) Books and Stationery
 - (iv) Sporting Goods and Bicycles
 - (v) Farm and Garden Supplies
 - (vi) Jewelry
 - (vii) Fuel and Ice
 - (viii) Florists
 - (ix) Newspaper and Magazines
 - (x) Cigars and Cigarettes
 - (xi) Cameras and Photographic Supplies
 - (xii) Gifts, Novelties, and Souvenirs
 - (xiii) Optical Goods
9. Services
- a Finance, Insurance and Real Estate Services (61)
 - b Personal Services (62) (except Adult Oriented Businesses)
 - c Business Services (63), excluding warehousing, storage services, and stockyards, providing that personal storage (mini-warehousing) shall be allowed.
 - d Repair Services (64) including automobile body shops
 - e Professional Services (65)
 - f Contract Construction Services (66)
 - g Governmental Services limited to (671), (672), and (673)
 - h Educational Services (68)
 - i Miscellaneous Services (69) including churches, synagogues, and temples
 - j Pet Veterinarian and Pet Grooming excluding livestock, swine, and equine care or any clinic involving outside treatment, recovery, or storage.
10. Amusements (73);

11. Recreational Activities (74);
12. Resorts and group camps (75), excluding Travel Trailer or Recreational Vehicle Parks
13. Parks (76);
14. Other cultural, entertainment, and recreational activities NEC;
15. Commercial Child Care Facility, Assisted Living Facilities, Nursing and Convalescent Homes, Adult Day Care, and Homes for the Aged;
16. Accessory structures, buildings, and uses customarily incidental to any aforementioned permitted use provided the accessory structure is not a mobile home, manufactured home or modular home as defined in these regulations;
17. Signs as permitted in accordance with regulations established in Chapter X.
18. Solar Electric Facility as per Chapter XI, SPECIAL PROVISIONS, 11-1108

B. Special Exception

1. Communications (471) in accordance with regulations specified in Chapter XI.
2. Travel Trailer or Recreational Vehicle Parks;
 - a. The parks must have access only from an arterial road.
 - b. All recreational parks shall be located at minimum 30 ft. from all roads of frontage.
 - c. The parks must have screening of at least 10ft. in height to shield the park from public view.
 - d. The development will adhere to requirements of Chapter III, Section 11-316, Chapter XII, Section 11-1205(B)(4)(e), and the other requirements in this section.
 - e. A site plan shall be presented to the Board of Zoning Appeals.
 - f. Recommendations shall be provided by the staff Planner prior to the final decision by the Board of Zoning Appeals.
3. Any other use which in the opinion of the Board of Zoning Appeals is of the same land use category, based on the Standard Land Use Coding Manual and not detrimental to the neighborhood.
4. Mixing, Packaging, and other small-scale Artesian Craft Operations provided the following conditions are met:
 - a. The Mixing, Packaging, and other small-scale Artesian Craft Operations shall be limited to no more than five (5) employees.
 - b. The Mixing, Packaging, and other small-scale Artesian Craft Operations will not result in chemical, biological, or other reactions that come from

the combination of noxious matter or toxic material or result in such noxious or toxic byproducts.

- c. Adequate off-street loading and off-street parking shall be required as per this Ordinance with a minimum of one space per employee plus one space for every 200 square feet of retail or wholesale showroom. Site Plan review by the Planning Commission will be required following approval of the use and conditions established by the Board of Zoning Appeals.
- d. The Mixing, Packaging, and other small-scale Artesian Craft Operations will not create odors, noise, smoke, or other omissions which will adversely impact neighboring properties.
- e. Components and any other accompanying raw materials, especially flammable, combustible, or hazardous substances, used in mixing, packaging, or crafting processes shall be stored in such a manner as to create a hazard. All applicable federal, state, and local codes shall apply. Any federal or state permits shall be documented with the Board of Zoning Appeals prior to the meeting.
- f. No Building Permit or Certificate of Occupancy shall be issued except with the written approval of the Board of Zoning Appeals and subject to such conditions as the Board of Zoning Appeals may require in order to protect the character of the district in which the proposed use is located.

C. Uses Prohibited

Any use not specifically permitted or Special Exceptions.

D. Location of Accessory Structures and Buildings

Accessory Structures and Buildings shall be located on the lot in accordance with Chapter III, Section 11-311.

E. Regulations Controlling Lot Area, Lot Width, Yards, Building Coverage and Building Heights

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| 1. | Minimum required lot area | No minimum requirements |
| 2. | Minimum required lot width
at the building line | No minimum requirements |
| 3. | Minimum required front yard | Twenty-five (25) ft. |
| 4. | Minimum required rear yard | Twenty (20) feet, provided that when the commercial lot adjoins a residential district along the rear lot line that the minimum |

depth of the rear yard shall be twenty-five (25) feet.

5. Minimum required side yard A periphery side yard shall be required for all developments within the B-1 (General Business) District of 10 feet, provided that when the B-1 (General Business) District lot adjoins a residential district along the side yard, the minimum side yard shall be 15 feet
6. Maximum permitted height of structures
 - a. No building shall exceed 3 stories or 35 feet in height unless each side yard is increased over the required minimum by 1 foot for every 1 foot of additional height over 35 feet, not to exceed fifty-five (55) feet, however on a lot less than 50 feet in width at the building line, no building shall exceed 1.5 stories or 25 feet in height.
 - b. No accessory building shall exceed 20 feet in height.
 - c. Free standing poles, spires, towers, antennae, and similar structures not designed for, or suitable to human occupancy, may exceed the height provisions of this ordinance provided they comply with all other codes and ordinances and provided that they are located a distance equal to their own height plus 10 feet from the nearest property line. (Self-collapsible structures confirmed by a certified engineer are exempt from this provision).

F. Parking Requirements

Off-street parking spaces shall be provided on the same lot as the principal building in accordance with Chapter XI.

G. Site Plan Review

Prior to the issuance of a building permit, a site plan review is required in accordance with Chapter XI of this ordinance. Once a site plan has been approved and all modifications, if any, have been made a building permit may be issued. The Codes Enforcement Officer shall maintain a copy of the site plan in the permanent files of the Town.

H. Permit Procedures

(See Chapter XIV)