

- 709.8.4. The Building Official and Fire Inspector shall inspect building to determine its suitability for such use. An up-to-date inventory should be maintained for possible inspection.
- 709.8.5. No loading or unloading shall be allowed from existing streets
- 709.9 Cabinet-making shops, and substantially similar uses, provided:
- 709.9.1 The manufacturing use is partnered with on-site retail sales of the product.
- 709.9.2 The manufacturing use must be performed entirely inside a structure, and may occupy no more than 75% of the structure.
- 709.9.3 The materials used for manufacturing are to be previously prepared materials.
- 709.9.4 The manufacturing use shall not create obnoxious odors or noise, or present a public safety hazard.
- 709.9.5 The operation must comply with the applicable codes of the Town of Greeneville. (REVISED 7/21/98)

710. B-3 (Intermediate) Business. It is the intent of this district to establish an area adjacent to the B-2 (Central Business) District which will support those uses and to encourage commercial development to concentrate to the mutual advantage of consumers as well as to provide for adequate space and sufficient depth from the street for the transactions of the district thereby strengthening the economic base and protecting public convenience. In order to achieve the intent of the B-3 (intermediate business) District, as shown on the Zoning Map of the Town of (Greeneville, Tennessee, the following uses are permitted:

- 710.1. Any use permitted in the R-4 Residential District except mobile home parks.
- 710.2. Any use permitted in the B-2 district.
- 710.3. Wholesale business, warehouses, storage yards and buildings and similar uses;
- 710.4. Auto and mobile homes sales provided that:
- 710.4.1. The location of all parking spaces and/or display spaces in an auto sales facility shall be at least five (5) feet from all property lines;
- 710.4.2. The location of all parking spaces in a mobile home sales facility shall be at least twenty (20) feet from any front property line and ten (10) feet from all side yard property lines.
- 710.5. Auto repair garages and similar operations;
- 710.6. Hospitals
- 710.7. Gasoline service stations provided that all structures, including underground storage tanks shall be placed not less than twenty (20) feet from all property lines. Points of ingress and egress shall be not less than fifteen (15) feet from intersections of street lines.

711. B-4 (Arterial) Business. It is the intent of this district to establish business areas that encourage the groupings of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the B-4 (Arterial Business) District, as shown on the Zoning Map of the Town of Greeneville, Tennessee, the following uses are permitted:

- 711.1. Any use permitted in B-1 and B-2 districts. (REVISED 5/19/99)
- 711.2. Hotels and motels;
- 711.3. Auto and mobile home sales provided that all automobiles are placed a minimum of five (5) feet from all property lines and mobile homes are placed a minimum of twenty (20) feet from the front property line and ten (10) feet from all side property lines.
- 711.4. Restaurants
- 711.5. Offices
- 711.6. Places of amusement and assembly;
- 711.7. Funeral homes;

- 711.8. Public buildings upon approval by the planning commission
- 711.9. Semi-public buildings and uses;
- 711.10. Travel trailer parks;
- 711.11. Lodges and clubs
- 711.12. Mini warehouses upon review and approval by the planning commission of a site plan providing for necessary driveways, water run-off controls, and if needed, adequate screening.
- 711.13. Auto repair garages and similar operations.
- 711.14. The following uses may be permitted as special exceptions.
 - 711.14.1. Light manufacturing uses that are limited in nature, i.e., the assembly of previously manufactured parts, generally in association with a technological product, where all activities (including storage) take place indoors. Impact on adjacent properties shall be comparable to that created by uses permitted as of right in the B-4 district.

712. M-1 (Manufacturing Warehouse) Restricted Manufacturing and Warehouse. This industrial district is established to provide areas in which the principal use of land is for light manufacturing and warehousing. It is the intent that permitted uses are conducted so that any excessive noise, odor, dust and glare of an operation be completely confined within an enclosed building. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts, as shown on the zoning map of the City of Greeneville, Tennessee, the following uses are permitted;

- 712.1. Any use permitted in a Business District except residential units.
- 712.2. Bakers, bottling works; cabinet making; carpenters' shop; clothing manufacture; dairy, electrical welding; fruit making or packing; ice plant, laundry; machine shop; milk distribution stations; optical goods, paper boxes and pencil manufactures; printing; publication or engraving concern; tinsmith shop; trucking terminal, and warehouses.
- 712.3. Other uses of the same general character as those listed above deemed appropriate by the Greeneville Regional Planning Commission.
 - 712.3.1. No yard will be required for that part of the lot which fronts on a railroad siding.
 - 712.3.2. On lots that abut a residential district the Greeneville Regional Planning Commission may require all buildings and improvements be properly screened and shall be located so as to comply with the side yard requirements of the adjacent residential district.
 - 712.3.3. Any structure or equipment essential to the operation shall be set back so as not to visually or physically obstruct a public way.

713. M-2 (High Impact Use). It is the intent of this district to establish areas which, unless closely regulated, might cause a detrimental effect upon and be injurious to surrounding areas. This district was created therefore for heavy types industries and uses, noise, odor, dust, and other objectionable conditions. The following uses are permitted (**REVISED 3/7/00**).

- 713.1. Any use permitted in the M-1, Manufacturing Warehouse district, with provisions for buffering as provided in Section 712.3.2.
- 713.2. Terminals;
- 713.3. Wholesale business;
- 713.4. Warehouses;
- 713.5. Storage yards and buildings and similar uses;
- 713.6. All industrial uses that are not permitted in the M-1 district provided that bulk propane storage facilities and like uses that present a fire, explosion, or potential public health hazard are permitted only as special exceptions under the following conditions. These regulations shall not apply to propane and fuel oil tanks customarily used for heating purposes, or underground gasoline/kerosene tanks utilized at service stations.