

Zoning Article VII**ARTICLE VII****Parking and Business Districts****Section 7.01 P, Parking District****Section 7.02 B-1, Neighborhood Business Districts****Section 7.03 B-2, General Business Districts****Section 7.04 UB-2, Unified General Business Districts****Section 7.05 B-3, Roadside Business Districts**Section 7.01 P, Parking Districts (See Article XI)

The following regulations shall apply in P, Parking Districts.

(a) Permitted Principal Uses

1. Off-street parking in accordance with the requirements of Section 11.02.
(Ord. No. 11-06 Revised Effective 8/03/06)
2. Open air recreation uses.
3. Municipal uses providing services to the public; provided that such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located, or on adjacent uses.
4. Short-term and periodic or seasonal open-air sales, such as a farmers' market or Christmas tree sales, provided that such uses will have no adverse effect upon the district in which it is located, or on adjacent uses.

(Ord. No. 23-90 Revised Effective 12/20/90)

(b) Permitted Accessory Uses:

1. Fifty (50) square feet of usable floor area of shelter building for attendant for the first acre or less and for each succeeding acre of land area.
2. Signs (see Article XIV).

(Ord. No. 31-86 Revised Effective 1/1/87)

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

(c) Uses Requiring Board of Appeals Permit:

1. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord. No. 4-98 Revised Effective 1/15/98)

Section 7.02 B-1, Neighborhood Business Districts

The purpose of the B-1, Neighborhood Business District is to create a business district primarily to serve the needs of a surrounding residential neighborhood and to exclude the operation of any business which would tend to be a nuisance to immediately surrounding residential development. Site plans and site plan review by the Planning Commission shall be required in B-1 Neighborhood Business Districts in order to promote orderly development and to ensure that commercial development will not detract from surrounding residential properties and in the interest of the general welfare.

The following regulations shall apply in B-1, Neighborhood Business Districts.

(a) Permitted Principal Uses:

1. Retail businesses whose primary purpose is to serve the surrounding residential neighborhood, including:
 - Retail food stores
 - Apparel and accessory stores
 - Furniture and home furnishing stores
 - Music stores
 - Drugstores
 - Retail Liquor stores
 - Book and stationery stores
 - Sporting goods stores
 - Florists and garden supply stores
 - Cloth shops and sundries
 - Camera, photographic supply
 - Gift, novelty and souvenir shops
 - Optical goods stores
 - Luggage and leather goods stores
 - Hardware stores
 - Ice cream parlors
 - Computer, electronic and video sales and service
2. Service establishments such as:
 - Self-service laundromat
 - Self-service dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
3. Church, school, public library.
4. Office building uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic art, and sales.
5. Clinic, convalescent home but excluding animal hospital, penal or correctional institutions.
6. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

7. Public and semipublic uses: Any municipal, state, or federal use; public utility structure or use (excluding equipment and material storage yards).
8. Off-street parking lot (see Subsection (e) - Development Standards and Requirements).
9. Family day care home, child care center, and private education institution.

(Ord. No. 16-90 Revised Effective 7/5/90)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal use.
2. Signs: (see Article XIV).

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02).
4. A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

(c) Uses Requiring Board of Appeals Permit:

1. Any similar retail business or service of the same general character as the permitted principal uses and which is established for the convenience of neighboring residents.
2. Filling stations.
3. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

(d) Area, Height, Bulk and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 35%.

Minimum Required Setback Dimensions in Feet:

Front	35 ft.
One Side Only	15 ft.
Side at a Street Corner	30 ft.
Rear Adjacent to Different Zone	20 ft.

Maximum Height in Feet: 27.

Maximum Height in Stories: 2-1/2.

(e) Development Standards and Requirements:

- 1 Off-street parking:

The following off-street parking regulations shall apply in addition to or where applicable in lieu of any less stringent regulations set forth in Section 11.02 et

seq. entitled "Required Off-Street Parking" and Section 11.03 et seq. entitled "Off-Street Parking Lot Layout, Construction and Maintenance." Paved off-street parking facilities shall be developed in accordance with an overall parking and circulation plan for the entire district. Such plan shall not only provide ample and well-defined vehicular parking, as set forth in Section 3.16 et seq., entitled "Essential Services," maneuvering and circulation facilities related to marginal roads, accessways, and external thoroughfares, but shall provide ample and safe facilities for related pedestrian traffic and by the utilization of pedestrian areas, malls, sidewalks, islands, parkways, and similar features.

(Ord. No. 27-08 Revised Effective 10/2/08)

2. Vehicle Access and Traffic Control

Access and traffic control regulations set forth in Article XI, Off Street Parking and Loading Requirements, shall apply in B-1 Districts.

(Ord. No. 7-90 Revised Effective 3/22/90)

3. Buffer areas

A buffer or landscaped area shall be required along any part of the perimeter of the B-1 District when it abuts lands zoned for residential use, the width not to be less than the appropriate setback of the adjacent zone. The Planning Commission shall make this determination.

(f) Administration

Issuance of Zoning Compliance Permits for use, excavation, addition, alteration, construction, or reconstruction within B-1 Neighborhood Business Districts shall require review and approval of plans and specifications for the development of the entire district by the Planning Commission, or portion thereof in cases where there are multiple ownerships within the proposed new district.

(Ord. No. 25-93 Revised Effective 9/30/93)

(g) Zoning Compliance Permit

Zoning Compliance Permit applications, together with accompanying development plans and specifications shall include the names and addresses of all owners of property located within the particular B-1 Neighborhood Business District.

Zoning Compliance Permits shall be issued upon approval of development plans by the Planning Commission; however, all such Zoning Compliance Permits shall clearly state that a Certificate of Occupancy will not be issued for any use or activity within the district until all accessways, marginal roads, screen planting and landscaping pertinent to the area then being developed have been completed.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

Section 7.03 B-2, General Business Districts

The following regulations shall apply in B-2 General Business Districts.

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.
2. Open air business use as follows:
 - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
 - b. Retail sale of fruit and vegetables.
 - c. Retail sale of automobiles, house trailers and boats.
 - d. Tennis courts, archery courts, shuffleboard, horse shoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
 - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
 - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard, and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.
3. Office building uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts and sales.
4. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
5. Restaurant, tea room, cafe, or other place serving food or beverage.
6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
7. Service establishments such as:
 - Laundromat
 - Dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.
(Ord. No. 11-06, Revised Effective 8/3/06)
10. Community buildings and meeting rooms, nonprofit school, religious,

educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.

11. Filling station, off-street parking lot, and general garage.
 12. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
 13. Mortuary establishment.
 14. Bus passenger station.
 15. Commercial greenhouse or nursery.
 16. Hotel, motel, or tourist home.
(Ord. No. 6-99 Revised Effective 5/13/99)
 17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
 18. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
 19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
 20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
 21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
 22. Veterinary clinic and small animal hospital, provided there be no animal pens or runs outside the building.
(Ord. No. 11-06 Revised Effective 8/03/06)
- (b) Permitted Accessory Uses:
1. Any use customarily incidental to permitted principal uses.
 2. Signs (see Article XIV).
(Ord. No. 31-86 Revised Effective 1/1/87)
 3. Automobile parking (see Section 11.02).
 4. A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.
- (c) Uses Requiring Board of Appeals Permit: Under such conditions as the Board of Appeals may impose to ensure that the following uses will not cause undue traffic congestion; create a traffic hazard; or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.

1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.
2. Public museum.
3. Hospital, provided that the lots shall have two thousand five hundred (2,500) square feet for each bed in such hospital and precautions of building location and other precautions necessary to preserve the character of the district.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Wholesale, storage and warehouse facility, freezer and locker.
6. Outdoor theater or golf driving range.
7. Veterinarian clinic and small animal hospital, provided there be no animal pens or runs outside a building.

(Ord. No. 26-91 Revised Effective 12/19/91)

8. Depot for the collection and delivery of articles and merchandise, including facilities for the storage and servicing of vehicles and equipment used in connection therewith.
9. Helicopter passenger station.
10. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

11. Light manufacturing provided that the Board, in addition to the conditions in Subsection 7.03 (c) above, shall apply the following criteria in reviewing the appropriateness of the proposal:
 - a. If the proposed developed portion of the property is within 300 feet of a residential zone, buffer screening to mitigate potential impacts on the residential area may be required.
 - b. In addition to being Light Manufacturing, the proposed business shall be compatible in use and appearance with B-2 office/retail uses, with regard to the following performance characteristics: parking, the production of smoke, dust, dirt, fly ash, noise, light, glare, heat, odor, gases, radiation, vibration, and the safe use or storage of hazardous materials (See Section 6-501-510 for city-wide limits).
 - c. All proposed Light Manufacturing uses must submit information on their proposed use and storage of hazardous materials to be reviewed by the Fire Department; the Department's recommendations must be made to the Board before final action is taken.

(Ord. No. 2-99 Revised Effective 3/11/99)

12. Night Clubs, Dance Clubs, Taverns, Clubs (private), Lodges and Similar Uses.

(Ord No. 6-99 Revised Effective 5/13/99)

13. Towers

(Ord. No. 2-00 Revised Effective 1/13/00)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 100%.

Minimum size of District: None.

Minimum Required Setback Dimensions in Feet: Front - 20 ft.; Side - 0 ft.; Rear - 0 ft.
(Ord. No. 11-93 Revised Effective 5/13/93)

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

Section 7.04 UB-2, Unified General Business Districts

The following regulations shall apply in UB-2, Unified General Business District.

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of merchandise in an enclosed building.
2. Office building uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts, printing, and sales, including computer, electronic and video sales and services.
3. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
4. Restaurant, tea room, cafe, or other place serving food or beverage.
5. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
6. Service establishments such as:
 - Self-service laundromat
 - Self-service dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
7. Church, school, public library.

8. Clinic, mental health clinic, but excluding animal hospital, penal or correctional institution.
9. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
10. Filling station, off-street parking lot, and general garage.
11. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
12. Mortuary establishment.
13. Bus passenger station.
14. Commercial greenhouse or nursery.
15. Hotel, motel, or tourist home.
16. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
17. Car dealerships whose site plans were approved by the Oak Ridge Regional Planning Commission, or which were rezoned from B-3 to UB-2, prior to December 31, 1985.

(Ord. No. 11-90 Revised Effective 5/17/90)

18. Family day care home, child care center, and private education institution.

(Ord. No. 16-90 Revised Effective 7/5/90)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to permitted principal uses.
2. Signs (see Article XIV)

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02).
4. Single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

(c) Uses Requiring Board of Appeals Permit: Under such conditions as the Board of Appeals may impose to ensure that the following uses will not cause undue traffic congestion; create a traffic hazard; or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.

1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate

water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.

2. Public museum.
3. Hospital, provided that the lots shall have two thousand five hundred (2,500) square feet for each bed in such hospital, and precautions of building location and other precautions necessary to preserve the character of the district.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Wholesale, storage and warehouse facility, freezer and locker.
6. Veterinarian clinic and small animal hospital, provided there be no animal pens or runs outside a building.

(Ord. No. 26-91 Revised Effective 12-19-91)

7. Depot for the collection and delivery of articles and merchandise, including facilities for the storage and servicing of vehicles and equipment used in connection therewith.
8. Helicopter passenger station.
9. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

10. Night Clubs, Dance Clubs, Taverns, Clubs (private), Lodges and Similar Uses.

(Ord. No. 6-99 Revised Effective 5/13/99)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 80%.

Minimum Size of District: None.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.;

Side -30 ft. where the side yard in a UB-2 Zone adjoins a different zoning district. Side setback where the side yard adjoins property zoned UB-2 - none required, provided that building placement is compatible with existing site development on the adjacent parcel, and that for the purposes of fire protection there is a usable corridor on the lot from front to rear of not less than 6 feet in width for access to the rear of any building on such lot, unless such access to the site is otherwise provided;

Rear - 30 ft. where the rear yard in a UB-2 Zone adjoins a different zoning district. Rear setback where the rear yard adjoins property zoned UB-2 - none required, provided that building placement is compatible with existing site development on the adjacent parcel, and that for the purposes of fire protection there is a usable corridor on the lot along the rear of the lot not less than 6 feet in width for access to the building on such lot, unless such access to the site is otherwise provided.

Maximum Height in Feet: 35.

Maximum Height in Stories: 3.

(Ord. No. 1-94 Revised Effective 1/13/94)

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

Section 7.05 B-3, Roadside Business Districts

The Roadside Business District is intended to apply to arterial streets where business establishments primarily not of a neighborhood or community service type may be properly located to serve large sections of the city and surrounding area. Such businesses generally require considerable ground area, do not cater directly to pedestrians and need a conspicuous and accessible location convenient for motorists. The following regulations shall apply in B-3, Roadside Business Districts.

(a) Permitted Principal Uses:

1. Filling station.
2. Automobile, truck, trailer, motor home and boat sales or rental. Repair of the same items accessory to sales.

(Ord No. 22-99 Revised Effective 10/14/99)

3. Appliance and furniture stores.
4. Restaurant.
5. Building and hardware stores.
6. Commercial greenhouses and nurseries.
7. The outdoor sale and storage of merchandise shall be permitted provided the following criteria are met:
 - a. Merchandise is displayed or stored in a permanent area designed for such use:
 - b. Required yard setbacks for principle buildings are met for the storage/display area: and
 - c. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means.

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV).
3. Automobile parking (see Section 11.02)
4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

5. Car wash.

(c) Uses Requiring Board of Appeals Permit:

1. Veterinarian clinic and small animal hospital, provided there be no animal pens or runs outside a building.

(Ord. No. 26-91 Revised Effective 12/19/91)

2. Transitional Accessory Uses (see Section 6-302 for Criteria).

(Ord. No. 22-99 Revised Effective 10/14/99)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 50%

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Least One Side - 30 ft.;
Total of Two Sides - 60 ft.; Rear - 30 ft.

(Ord. No. 25-93 Revised Effective 9/30/93)

Maximum Height in Feet: 35.

Maximum Height in Stories: 1.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

(Ord. No. 22-99 Revised Effective 10/14/99)