

- g. Funeral homes, hospitals and medical clinics, fraternal organizations and clubs not operated for profit, nursing homes, and similar uses following approval of a site plan by the planning commission.

**8-604. B-1 General Business District.** It is the intent of this district to establish a business area that encourages compatible uses. The regulations are intended to reduce traffic congestion and maintain the aesthetic characteristics of a community. In order to achieve the intent of the B-1 General Business District, site plans shall be required for all new construction. Site plans shall conform with the site plan regulations established under Section 8-309. The site plans shall be reviewed by the planning commission for conformance with the site plan regulations and to determine if they are in keeping with the comprehensive planning program of Townsend. A site plan shall be reviewed and approved by the planning commission prior to issuance of a building permit.

- 1. **Uses permitted:** In order to achieve the intent of this district as shown on the Zoning Map of the City of Townsend, Tennessee, the following uses are permitted:
  - a. On site residency unit which is ancillary to a permitted use in the district, provided the unit is integrated into the permitted use. The unit shall be used for persons employed in conjunction with the business.
  - b. Stores and shops conducting retail business.
  - c. Personal, business, and professional services, excluding junkyards and other similar uses.
  - d. Public buildings and uses following their approval by the planning commission.
  - e. Auto sales facilities.
  - f. Semi-public buildings and uses.
  - g. **Recreational vehicle parks and campgrounds, subject to Section 8-310, Recreational Vehicle Parks and Campgrounds. (Ord. 131-03-1C)**
  - h. Recreation and amusement uses, except as follows:
    - 1) Outdoor recreation and amusement uses including but not limited to go-karts, race cars, bumper boats, heliports and airports, and other similar uses which would cause noise pollution and be disruptive to the general public.

- 2) Waterslides and any other high quantity water uses which would strain the existing public water supply in late summer and in addition, potentially overload a septic system and contaminate Little River and/or its tributaries.
  - 3) Any similar use which requires an outdoor loudspeaker system.
  - 4) Any similar use which conflicts with the Park setting of Townsend, the tourist theme of the "Peaceful Side of the Smokies," or the goals as set forth in the Land Use Plan of the City of Townsend, Tennessee.
- i. Park facilities.
  - j. Hotels, motels, lodges, clubs, restaurants, gasoline service stations and similar services.
  - k. Signs as regulated under Section 8-308.
  - l. Wholesale business, warehouses, storage yards and buildings, auto repair garages and similar uses, subject to buffer screening of uses that could adversely affect the district.
  - m. **Commercial Recreation Business as a use permitted in this district. (Ord. 234-08-1C)**

**8-605. B-2 Neighborhood Business District.** It is the intent of this district to establish a business area that encourages compatible uses. The regulations are intended to reduce traffic congestion and maintain the aesthetic characteristics of the community. In order to achieve the intent of the B-2 Neighborhood Business District, site plans shall be required for all new construction. Site plans shall conform with the site plan regulations established under Section 8-309. The site plans shall be reviewed by the planning commission for conformance with the site plan regulations and to determine if they are in keeping with the comprehensive planning program of Townsend. A site plan shall be reviewed and approved by the planning commission prior to issuance of a building permit.

1. Uses permitted: In order to achieve the intent of this district as shown on the Zoning Map of the City of Townsend, Tennessee, the following uses are permitted:
  - a. On site residency unit which is ancillary to a permitted use in the district, provided the unit is integrated into the permitted use. The unit shall be used for persons employed in conjunction with the business.