

Section D. P-B (Planned Business) District

The intent of the Planned Business District shall be to regulate proposals which require a unified planned development of one or more structures housing multiple commercial uses and or services which is commonly referred to as a shopping center or a shopping mall. Within the areas designated P-B (Planned Business) on the Zoning Map of the City of Martin, Tennessee the following provisions shall apply.

1. Permitted Uses

a. Retail trade - limited to:

- (1) Building materials, hardware and farm equipment
- (2) General merchandise
- (3) Food
- (4) Automotive and marine craft, excluding used automotive and marine parts
- (5) Apparel and accessories
- (6) Furniture, home furnishings and equipment
- (7) Eating and drinking
- (8) Other retail trade, excluding adult oriented bookstores, adult oriented video rental stores, adult oriented arcades, adult oriented cabarets, liquor and other retail trade, NEC*(5999)

b. Services - limited to:

- (1) Finance, insurance and real estate services
- (2) Personal services
- (3) Business services, excluding stockyards
- (4) Repair services
- (5) Professional services
- (6) Governmental services, excluding correctional institutions, military bases and reservations
- (7) Educational services
- (8) Miscellaneous services

c. Transient lodgings, including only hotels and motels

- c. Minimum required front yard
 - All Uses Fifty (50) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

- d. Minimum required rear yard
 - All Uses Twenty-five (25) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

- e. Minimum required side yard on each side of the lot
 - All Uses Twenty-five (25) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met. When common wall construction is not utilized, a minimum distance of ten (10) feet shall be provided between structures.

- f. Maximum permitted height of structures
 - All Uses Four (4) stories or fifty-six (56) feet

- g. Maximum building coverage (total for all buildings)
 - All Uses None provided all area, yard and parking requirements can be met

- d. Public assembly
- e. Amusements
- f. Public / semi-public uses, including but not limited to municipal, state, or federal uses such as schools, museums, office buildings, churches and utilities
- g. Accessory buildings customarily incidental to the permitted use
- h. Signs as permitted in Article IX

* Not Elsewhere Coded

2. Uses Permitted on Appeal

- a. None

3. Uses Prohibited

- a. Any use not specifically permitted or permitted on appeal.

4. Regulations Controlling Lot Area, Lot Width, Yards, Building Coverage and Building Height

- a. Minimum required lot area

All Uses

Five (5) acres. All developments shall meet the minimum site area, however within the development, internal divisions of property may be allowed provided all yard and parking requirements can be met.

- b. Minimum required lot width at the building line

All Uses

One-hundred (100) feet for the entire development, however divisions made within the development shall have no minimum provided all density and parking requirements can be met.

