

3. Wholesale business, warehouses, storage yards and buildings;
4. Auto and mobile home sales;
5. Auto repair garages and similar operations;
6. Hospitals, funeral homes, offices for doctors, lawyers, dentist, architects, real estate agencies and insurance agencies;
7. Gasoline service stations provided that all structures including underground storage tanks, shall be placed not less than thirty (30) feet from all property lines. Points of access and egress shall be not less than fifteen (15) feet from intersection of street lines.

Section H. B-4 (arterial business) district. It is the intent of this district to establish business areas that encourage the grouping 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 Rogersville, Tennessee, the following uses are permitted subject to site plan approval:

1. Any use permitted in B-1 districts, except mobile homes;
2. Hotels and motels;
3. Auto and mobile home sales;
4. Restaurants;
5. Offices;
6. Places of amusement and assembly; lodges and clubs;
7. Funeral homes;
8. Public and semi-public buildings and uses;
9. Travel trailer parks;
10. Service stations;
11. Business signs.

- (a) No sign may be so arranged that it interferes with traffic through glare, through blocking or reasonable sight lines for streets, sidewalks or driveways, through confusion with a traffic control device by reason of its color, location, shape, or other characteristics, or through any other means. Rotation beacons are prohibited.
- (b) Any portion of a sign or standard for said sign which is in contact with the ground shall be within the lot line of the property.

Section I. M-1 (industrial) district. It is the intent of this district to establish industrial areas along with open areas that will likely develop in a similar manner. The requirements established in the district regulations are designed to protect the essential characteristics, to promote and encourage industrial, wholesaling, and business uses and to discourage residential development. In order to achieve the intent of the M-1 (industrial) district, as shown on the zoning map of the Town of Rogersville, Tennessee, the following uses are permitted subject to site plan approval:

1. Any use permitted in business districts except residences;
2. Terminals;
3. Wholesale business
4. Warehouses;
5. Storage yards and buildings and similar uses;
6. Any industry which does not cause injurious or obnoxious noise, fire hazards or other objectionable conditions as determined by the Building Inspector.
7. Adult oriented establishments: Sexually explicit establishments which cater to exclusively or predominantly adult clientele, including, but not limited to, adult bookstores, adult theaters adult motion picture theaters, cabarets and other enterprises which regularly feature material, acts, or displays involving complete nudity or exposure of human genitals, pubic regions, buttocks or female breast and/or sexual enticement or excitement.

Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create