

convalescent homes, drug stores, parking lots, office or studio of the following professional occupations: chiropractor, dentist, masseur, optometrist, osteopath and physician.

2. Business signs provided that all signs shall be erected flat against front or side of a building or within eighteen (18) inches thereof. All signs shall not project above buildings not have flashing intermittent or moving illumination.

Section E. B-1 (neighborhood business) district. It is the intent of this district to establish business areas to serve surrounding residential districts. The district regulations are intended to discourage strip business development and encourage grouping of uses in which parking and traffic congestion is reduced to a minimum. In order to achieve the intent of the B-1 (neighborhood business) district, as shown on the zoning map of the Town of Rogersville, Tennessee, the following uses are permitted:

1. Any use permitted in the R-3 Residential District, except mobile home parks;
2. Shopping centers subject to site plan approval;
3. Grocery stores, drug stores, hardware stores, shoe repair shops, barber and beauty shops, Laundromats and laundry pick-up stations, restaurants, mini storage facilities and similar uses;
4. Hospitals, funeral homes, offices for doctors, lawyers, dentists, architects, real estate agencies and insurance agencies.
5. Business signs provided that all signs, except one detached sign shall be allowable in shopping center developments, shall be erected flat against front or side of a building or within eighteen (18) inches thereof. All signs shall not project above buildings not have flashing intermittent or moving illumination.
6. 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 access and egress shall be not less than fifteen (15) feet from intersection of street lines.

Section F. B-2 (central business) district. It is the intent of this district to establish an area for concentrated general business development that the general public requires. The requirements are designed to protect the essential characteristics of the district by promotion of business and public uses that

serve the general public and to discourage industrial, and wholesale development, which do not lend themselves to pedestrian traffic. In order to achieve the intent of the B-2 (central business) district, as shown on the zoning map of the Town of Rogersville, Tennessee, the following uses are permitted:

1. Stores and shops conducting retail business;
2. Personal, business, and professional services;
3. Public and semi-public buildings and uses provided that public and semi public buildings and uses shall first be reviewed by the Rogersville Regional Planning Commission;
4. Business signs and parking lots.
 - (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 a pole or standard for such sign which is in contact with the ground shall be within the lot lines of the property.
5. Lodges and clubs; hotels and motels, restaurants and similar services.

Section G. B-3 (intermediate business) district. 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 Rogersville, Tennessee, the following uses are permitted:

1. Any uses permitted in the R-3 residential district, except mobile homes;
2. Any use permitted in the B-2 district;

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.