

710.3. Wholesale business, warehouses, storage yards and buildings and similar uses;

710.4. Auto and mobile homes sales provided that:

710.4.1. The location of all parking spaces and/or display spaces in an auto sales facility shall be at least five (5) feet from all property lines;

710.4.2. The location of all parking spaces in a mobile home sales facility shall be at least twenty (20) feet from any front property line and ten (10) feet from all side yard property lines.

710.5. Auto repair garages and similar operations;

710.6. Hospitals

710.7. 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 ingress and egress shall be not less than fifteen (15) feet from intersections of street lines.

711. **B-4 (Arterial) Business.** It is the intent of this district to establish business areas that encourage the groupings 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 Greeneville, Tennessee, the following uses are permitted:

711.1. Any use permitted in B-1 and B-2 districts. (REVISED 5/19/99)

711.2. Hotels and motels;

711.3. Auto and mobile home sales provided that all automobiles are placed a minimum of five (5) feet from all property lines and mobile homes are placed a minimum of twenty (20) feet from the front property line and ten (10) feet from all side property lines.

711.4. Restaurants

711.5. Offices

711.6. Places of amusement and assembly;

711.7. Funeral homes;

- 711.8. Public buildings upon approval by the planning commission
- 711.9. Semi-public buildings and uses;
- 711.10 Travel trailer parks;
- 711.11 Lodges and clubs
- 711.12 Mini warehouses upon review and approval by the planning commission of a site plan providing for necessary driveways, water run-off controls, and if needed, adequate screening.
- 711.13 Auto repair garages and similar operations.
- 711.14 The following uses may be permitted as special exceptions.
 - 711.14.1 Light manufacturing uses that are limited in nature, i.e., the assembly of previously manufactured parts, generally in association with a technological product, where all activities (including storage) take place indoors. Impact on adjacent properties shall be comparable to that created by uses permitted as of right in the B-4 district.

712 **M-1 (Manufacturing Warehouse) Restricted Manufacturing and Warehouse.**

This industrial district is established to provide areas in which the principal use of land is for light manufacturing and warehousing. It is the intent that permitted uses are conducted so that any excessive noise, odor, dust and glare of an operation be completely confined within an enclosed building. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts, as shown on the zoning map of the City of Greeneville, Tennessee, the following uses are permitted.

- 712.1. Any use permitted in a Business District except residential units.
- 712.2. Bakers, bottling works; cabinet making; carpenters' shop; clothing manufacture; dairy, electrical welding; fruit making or packing; ice plant, laundry; machine shop; milk distribution stations; optical goods, paper boxes and pencil manufactures; printing; publication or engraving concern; tinsmith shop; trucking terminal, and warehouses.
- 712.3. Other uses of the same general character as those listed above deemed appropriate by the Greeneville Regional Planning Commission.
 - 712.3.1. No yard will be required for that part of the lot which fronts on a railroad siding.