

CHAPTER 6

PROVISIONS GOVERNING BUSINESS DISTRICTS

SECTION

- 11-601. B-1 (General Business) Districts.
 11-602. B-2 (Central Business) District.

11-601. B-1 (General Business) Districts. Within the B-1 (General Business) Districts as shown on the zoning map of Dyer, Tennessee, the following regulations shall apply:

(1) Uses permitted. The following uses are permitted:

(a) Retail sales: automobile sales; automobile parts; bakery and dairy products; drugs and pharmaceuticals; clinics; florist shops, gift shops; book store; newspaper stand; groceries; hardware; boats and boating equipment; sporting goods; mobile home sales; paint and wallpaper; agricultural implements; furniture; household appliances; floor coverings and draperies; nursery and greenhouse; beverage stores.

(b) Services: automobile repair; animal hospital or veterinarian clinic; commercial recreation; banks; savings and loan associations; barber shops and beauty shops; funeral home; automobile service station; laundry and dry cleaning establishments; business and professional offices; radio and television sales and service; shoe repair; motels and hotels; restaurants; trucking terminals; moving company.

(c) Manufacturing, processing, or fabrication: Manufacturing incidental to retail business or service where products are sold on the premises by producers and where not more than 10 operatives are employed in such manufacturing.

(d) Churches and federal, state, and municipal uses.

(e) Advertising signs and advertising structures or lights for illuminating signs or buildings, provided that they shall not be placed within the street right-of-way, nor shall they be lighted by flashing or rotating lights.

(f) Any accessory use or building customarily incidental to the above permitted uses.

(g) Mobile home parks provided all provisions of the mobile home park ordinance are complied with.

(2) Uses permitted on appeal. Any other use which in the opinion of the board of zoning appeals is similar in character and not detrimental to the neighborhood may be permitted on appeal.

(3) Uses prohibited. Any use not specifically permitted or permitted on appeal in this section is prohibited.

(4) Regulations controlling lot area, lot width, yards, building coverage, and building height.

(a) Minimum required lot area.

(i) Churches Two (2) acres or 200 square feet of lot area per auditorium seating space, whichever is greater.

(ii) Other uses No minimum requirement.

(b) Minimum required lot width at the building line.

(i) Gasoline service station 120 feet.

(ii) Churches 100 feet.

(iii) Other uses No minimum requirement.

(c) Minimum required front yard.

All uses 25 feet.

(d) Minimum required rear yard.

All uses 20 feet.

(e) Minimum required side yard on each side of lot.

(i) Churches 25 feet.

(ii) Other uses None required; however, if buildings do not have common or adjoining walls, there shall be a side yard of at least five (5) feet.

(iii) On lots adjacent to a residential district, all buildings shall be located so as to comply with the side yard requirement of the adjacent residential district on the side adjacent to the residential district.

(f) Minimum required side yard for side facing street on corner lots.

25 feet.

(g) Installations essential to the business operation shall be set back from the street or alley so that any service rendered by the business will not obstruct a public way.

***** EXCEPTIONS *****

- 1.) Change off street parking requirement for all business districts, except B-2 to one space per 200 gross square feet of building.
- 2.) Require site plan review by the planning commission in the B-1 zone for the new construction and substantial improvement of existing structures, and for rezoning petitions from another zone to the B-1 zone.