

B-2

670

(h) Maximum permitted height of structures.

(i) No building shall exceed three (3) stories or thirty-five (35) feet in height unless each side yard is increased over the required minimum by five (5) feet for every five (5) feet, or fraction thereof, of additional height over thirty-five (35) feet, not to exceed sixty-five (65) feet, however.

(ii) On a lot less than fifty (50) feet in width at the building line, no building shall exceed one and one-half (1 1/2) stories or twenty-five feet in height.

(iii) No accessory building shall exceed two (2) stories in height.

(iv) Free standing poles, spires, towers, antennae, and similar structures not designed for or suitable to human occupancy may exceed the height provisions hereof provided they comply with all other codes and ordinances and provided that they are located a distance equal to their own height plus ten (10) feet from the nearest property line. [Ord. of July 12, 1971, § 11-501]

11-602. B-2 (Central Business) District. Within the B-2 (Central Business) District 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; bakery and dairy products; drugs and pharmaceuticals; florist shops; gift shops; book store; groceries; hardware; clothing and drygoods; hobby shops; camera shops; sporting goods; paint and wallpaper; furniture; household appliances; floor coverings and draperies; hats; shoes; air conditioning equipment; automobile parts; tires; jewelry stores; cloth shops; musical instruments; records and phonographs; motorcycle and bicycle sales and service; department stores and general merchandise; variety stores; automobile service stations; beverage stores.

(b) Services: banks, savings and loan associations; barber shops and beauty shops; clinic; laundry and dry cleaning pick up stations and self service laundry and dry cleaning; printing business and professional offices; radio and television sales and service; shoe repair; hotels and motels; restaurants; photography studios; upholstery shops; commercial recreation, movie theaters, and billiard parlors; business schools and art and music schools; driving schools; correspondence schools; beauty and barber schools; dancing schools; tailoring and dressmaking; watch repair.

(c) Churches, clubs, and lodge halls and federal, state, and municipal uses.

(d) 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.

(e) Any accessory use of building customarily incidental to the above permitted uses.

(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 permissible on appeal in this section is prohibited. [Ord. of July 12, 1971, § 11-502]