

B-1

regulations are designed to protect the essential characteristics of the district by promotion of commercial, public, and limited residential uses which serve the general public and discourage industrial and wholesale developments. In order to achieve the intent of the B-1, Central Business District, site plans shall be required for all new. In order to achieve the intent of this district, as shown on the Zoning Map of the Town of Jacksboro, the following uses are permitted:

- 703.1. Multi family dwellings, provided that all dwelling units are located above the ground floor or the first floor above ground level;
- 703.2. General retail business;
- 703.3. Personal, business, and professional services, excluding junkyards and other similar uses.
- 703.4. Public buildings and uses upon approval of the Jacksboro Municipal Planning Commission;
- 703.5. Semi-public uses upon approval of a site plan by the planning commission.
- 703.6. Signs as regulated under the sign provisions of this ordinance and parking lots.
- 703.7. Lodges and clubs; hotels and motels, restaurants and similar services.

Special Exceptions:

- 703.10 Any use which the Board of Zoning Appeals determines is of the same general character and nature as any use listed above.

704. B-2 (General Business) District. It is the intent of this district to establish business areas that encourage the grouping of compatible business uses, reduce traffic congestion, and maintain the aesthetic characteristics of the community. In order to achieve the intent of this district, as shown on the Zoning Map of the Town of Jacksboro, Tennessee, the following uses are permitted:

- 704.1. Any use permitted in the B-1 District;
- 704.2. Hotels and motels;
- 704.3. Auto and mobile home sales;
- 704.4. Places of amusement and assembly;

- 704.5. Funeral homes;
- 704.6. Public buildings upon approval by the planning commission
- 704.7. Semi-public buildings and uses;
- 704.8. Lodges and clubs.
- 704.9. Hospitals, medical clinics, nursing homes, offices for doctors, attorneys, dentists, architects, real estate agents, insurance agents, surveyors;
- 704.10. 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 intersection of street lines.

Special Exceptions:

- 704.13. Travel trailer parks;
- 704.14. Wholesale business, warehouses, storage yards and buildings and similar uses;
- 704.15. Auto repair garages and similar operations;
- 704.17. Adult Oriented Businesses: Provided that the business is not located within 1,000 linear feet from the property line of any church, school or day care center. The proposed business shall submit a site plan meeting all site plan requirements.
- 704.19. Any use which the Board of Zoning Appeals deems is of the same general character and nature as any of the above listed uses.

705. B-3 (Neighborhood Business) District. It is the intent of this district to establish business areas to serve surrounding residential districts. The regulations are intended to discourage strip commercial development and encourage grouping of uses in which parking and traffic congestion is reduced to a minimum. The following uses are permitted:

- 705.1. Shopping centers provided that they shall conform to all requirements of the Planned Unit Development regulations;