

ARTICLE IV

COMMERCIAL DISTRICT REGULATIONS

SECTIONS

4-101	PURPOSES OF COMMERCIAL DISTRICTS
4-102	USES AND STRUCTURES
4-103	BULK REGULATIONS

4-101 **Purposes of Commercial Districts**

4-101.1 **General Purposes** - The commercial districts established by this resolution are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include, among others, the following:

1. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences.
2. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences.
3. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, by restricting those types of establishments which generate heavy traffic, and by providing for off-street parking and loading facilities.
4. To provide sufficient and appropriate space, and in particular sufficient area, to meet the needs of the area's expected future need for modern, planned commercial floor space, including the need for off-street parking space in areas where a large proportion of customers come by automobile, and to encourage the tendency of commercial establishments to concentrate in integrated planned developments, to the mutual advantage of both consumers and merchants.
5. To provide sufficient space in appropriate locations for commercial districts to satisfy specific functional needs of the area, and in particular the need for medical services, and the needs of the general public traveling along major thoroughfares.
6. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities.
7. To promote the most desirable use of land and direction of building development in accord with a well considered plan, to promote stability of commercial development, to strengthen the economic base of the area, to protect the character of the districts and their peculiar suitability for particular uses, to conserve the value of land and buildings.

4-101.2 Purposes of Commercial Districts

1. PBD-3, Planned Corridor Business District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. Appropriate locations for this district are near major transportation interchanges in clustered development patterns, and **not patterns of "strip commercial development" extending in a continuous manner along major traffic arteries.** It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the corridor while protecting the existing abutting land uses. This district is designed to serve a regional area along major corridors of the county as links to the cities, while providing a limited scope of services. Such services should be compatible with each other as well, within each development. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses.
2. PBD/SC, Planned Business and/or Shopping Center District - This district is designed to provide adequate space along major arterial and collector roads, while serving the needs of the motoring public. This district is compatible with the Planned Corridor Business District in all aspects yet offers a broader scope of uses permitted. This district is designed to promote the clustering of developments along major routes through the use of access streets or interior roads while providing adequate buffering between existing abutting residential and agricultural land uses. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. The previous zoning code had a separate category for the Shopping Center District; however the setbacks and development standards were the same and the uses were very similar. These districts have been combined for simplicity.
3. B-4, Arterial Business Service District - This district is designed to provide adequate space in appropriate locations for uses, which serve the needs of the motoring public, as well as, the local community. Transient sleeping accommodations, entertainment and amusement, retail and wholesale trade, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize building in proximate residential districts. It is the express purpose of this zoning classification to ensure that adequate infrastructure, accessibility and buffering between residential and agricultural land uses are in place to promote the highest and best use of the district while protecting the existing abutting land uses. This district is designed to serve the larger commuting area while providing a limited but compatible scope of services. New B-4 districts should be a continuation of existing commercial centers along arterial routes.
4. B-3, General Business Service District - This district is designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a broad market spectrum and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses, which generate large volumes of truck traffic. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. Appropriate open space between commercial and agricultural or residential areas is required. New B-3 districts should be located near or be contiguous with existing commercial districts along arterial or major collector routes.
5. B-2, Central Blountville Business District - This district is designed to provide adequate space in appropriate locations for a limited range of local business activities that are generally compatible with proximate residential activities. The bulk regulations are designed, in part, to achieve compatibility with surrounding residential activities and to encourage the continued use and preservation of existing buildings of downtown Blountville. Community facilities and utilities necessary to serve this district, or uses necessary for the general community welfare are also permitted. The bulk regulations are established to provide for maximum compatibility between the limited business activity in this district and adjacent residential land uses. Where possible, mixed uses of residential and business should be encouraged and preserved to ensure economic sustainability of the *downtown Blountville district*. The use of industrial, regional commercial and wholesale developments should be prohibited from this district. This

district should be restricted to the downtown area of historic Blountville as the bulk area regulations regarding setbacks, lot sizes, and other design elements are unique to the original plan and not typical in other commercial developments.

6. B-1, Convenience Neighborhood Business District - These districts are intended to provide locations for retail and personal service operations serving a limited market area and engaged in the retail sale of goods and/or services from the site of frequently and recurring needs for personal consumption or household use. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers in the near vicinity. Community facilities and utilities necessary to serve these districts, or uses necessary for the general community welfare are also permitted. These districts may occur along and at the intersection of arterial and community collector streets, characteristically are small, and are widely distributed throughout the community for convenient accessibility. **It is expressly intended that these districts be limited in gross land area and building bulk so as to maintain compatibility with the surrounding residential environment.** The bulk regulations are established to provide for maximum compatibility between the commercial activity in these districts and adjacent residential activity. The establishment of a new district of this nature must be preceded by the development of residential areas capable of supporting the proposed activities, be in a historically recognized community center, or as a transitional zone between residential areas and existing higher commercial zones. New B-1 districts should not be located within established residential subdivisions unless it is part of an approved Planned Unit Development wherein mixed uses are encouraged.

4-102 USES AND STRUCTURES

4-102.1 General Provisions - Principal uses of buildings or other structures and land have been classified and combined into major classes and activity types in the Appendix B, of this resolution. The procedure for interpreting the classes and type of activities is provided in ARTICLE IV, Section 4-101. TABLE 4-102A, presents a tabulation of uses and structures, which are classified as "principal permitted" (P), "permitted with supplemental provisions" (SUP), permitted upon review by the Planning Commission (PC), or "special exception/conditional use" (BZA) as permitted upon review by the Board of Zoning Appeals uses within the various commercial districts. The supplemental design provisions with which SUP, PC and BZA uses and activities are required to comply appear in Appendix B, Section B-104 (Supplemental Use Regulations).

4-102.2 Principal Permitted Uses, (P) - Principal permitted uses are permitted as a matter of right within the district indicated, subject to the general requirements established for the district wherein the use is located. Such requirements shall be accurately illustrated on a site plan as prepared by a licensed surveyor or engineer.

4-102.3. Use Permitted with Supplemental Provisions, (SUP) - A use permitted with supplemental provisions is an activity, use or structure which is permitted subject to a finding by the Building Commissioner that the specific standards indicated for the use in question have been met. Only those uses and structures so indicated in TABLE 4-102A, may be allowed within the districts indicated. Such requirements shall be accurately illustrated on a site plan as prepared by a licensed surveyor or engineer.

4-102.4 "Use on Review" by the Planning Commission, (PC) - A use or structure which may require large land area, have unique operating, traffic generating or other characteristics that may tend to dominate or adversely affect the area more than do other uses permitted within the same zone district may require site plan approval by the Regional Planning Commission, pursuant Article XII site plan requirements. Because the impacts of these uses cannot be satisfactorily predetermined for every possible location within a zone district, these land uses are permitted only upon approval through a site plan, by the Planning Commission. Only those uses and structures so indicated in TABLE 4-102A, may be allowed within the districts indicated.

4-102.5 Special Exception/Conditional Uses, (BZA) - A use permitted only upon approval as a special exception to the zoning district for the individual property requested, as approved at a public hearing by the Board of Zoning Appeals (pursuant T.C.A. Title 13, Chapter 7, Section 109 (2)). The BZA shall hear and decide all such uses permitted by special exception, as so indicated in TABLE 4-102A, after a formal public hearing and with consideration to the design guidelines as stated herein (see Appendices). Upon approval for a special exception as granted by the Board of Zoning Appeals, the applicant shall then seek site plan approval from the Planning Commission prior to issuance of the building permit. Any use not permitted by right (P) or (SUP), through approval from the Planning Commission (PC), or as a special exception through the BZA and not specifically prohibited may request a special exception through the Board of Zoning Appeals.

4-102.6 Accessory Uses - In addition to the principal activities expressed above, each activity type shall be deemed to include activities customarily associated with, and appropriate, incidental, and subordinate to the principal activity when such accessory activity is located on the same zone lot as such principal activity and meets the further conditions set forth for such use in Appendix B, Section B-105. Such accessory activities shall be controlled in the same manner as the principal activities within such type, except as otherwise, expressly provided in this resolution.

4-102.7 Temporary Uses - The temporary uses and structures specified in Appendix B, Section B-106, as permissible within commercial districts may be permitted for the limited time periods indicated for each such use or activity.

4-102.8 Uses Not Permitted (X) - Any uses or structures not allowable as permitted uses, uses on review, temporary uses or accessory uses are prohibited within the various commercial districts.

**TABLE 4-102A
USES AND STRUCTURES ALLOWABLE
WITHIN MIXED USE AND COMMERCIAL DISTRICTS**

-----DISTRICTS-----	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
I. Residential Activities						
A. Permanent						
1. Single Family Dwelling	X	X	X	P	P	P
2. Duplex Dwelling	PC	PC	P	P	X	P
3. Multi-Family Dwelling	PC	PC	SUP	SUP	X	X
4. Single-Family Flats on 2 nd story & above within mixed-use	PC	PC	SUP	SUP	SUP	SUP
B. Semi-Transient						
1. Lodging House	X	X	P	P	X	X
2. Boarding House	X	X	P	P	X	X
II. COMMUNITY FACILITY ACTIVITIES						
A. Administrative Services	PC	PC	SUP	SUP	SUP	SUP
B. Child Care Facilities	PC	PC	SUP	SUP	SUP	SUP
C. Community Assembly	PC	PC	SUP	SUP	SUP	SUP
D. Cultural and Recreational Facilities	PC	PC	SUP	SUP	SUP	PC
E. Educational Facilities	PC	PC	SUP	SUP	SUP	SUP
F. Essential Public Transport, Communication & Utility	PC	PC	SUP	SUP	SUP	SUP
G. Extensive Impact Facilities	X	X	X	X	X	X
H. Health Care Facilities	PC	PC	SUP	SUP	SUP	SUP
I. Intermediate Impact Facilities - all permitted except 1& 2 as follows	PC	PC	SUP	SUP	SUP	SUP
1. Transmission Facilities	PC	PC	PC	PC	PC	PC
2. Funeral Homes and Crematoriums	X	SUP	SUP	X	X	X
J. Religious Facilities	PC	PC	SUP	SUP	SUP	SUP
K. Special Institutional Care Facilities	BZA	BZA	X	X	X	X
L. Special Personal and Group Care Facilities	PC	PC	SUP	X	X	X
M. Waste Disposal Operations	X	X	X	X	X	X

-----DISTRICTS-----	PBD-3	PBD/ SC	B-4	B-3	B-2	B-1
III. COMMERCIAL ACTIVITIES – Amended 09 17 07						
A. Adult Entertainment Establishments	X	X	X	X	X	X
B. Animal Care and Veterinary Services	PC	PC	SUP	SUP	SUP	SUP
C. Automotive Parking – open lots only in B-2 and B-1, no public garages or parking structures	PC	PC	P	P	P *	P*
D. Automotive and Marine Craft Sales and Accessory Services	PC	PC	P	P	X	X
E. Automotive Body and Repair Shops	X	PC	X	P	X	X
F. Auto Towing and temporary storage	X	X	X	SUP	X	X
G. Banking, Financial, Insurance and Real Estate Services	PC	PC	P	P	P	P
H. Convenience Retail Sales and Services	PC	PC	SUP	SUP	SUP	SUP
I. Entertainment and Amusement Services - Limited	PC	PC	SUP	SUP	SUP	X
J. General Business and Communications	PC	PC	P	P	P	X
K. General Retail Trade	PC	PC	P	P	P	X
L. Group Assembly and Commercial Outdoor Recreation	PC	PC	SUP	SUP	SUP	X
M. Outdoor Material and Equipment Sales and Repair	PC	PC	P	P	X	X
N. Professional Services – Medical	PC	PC	P	P	P	P
O. Professional Services – Non-medical/Professional Offices	PC	PC	P	P	P	P
P. Restaurant, Full Service	PC	PC	P	P	P	X
Q. Restaurant, Fast Food	PC	PC	P	P	X	X
R. Scrap Operations/junk yards	X	X	X	X	X	X
S. Self-Storage/Mini-Warehouse Facilities	PC	PC	P	P	X	X
T. Transient Habitation	PC	PC	PC	X	X	X
U. Warehousing, Goods, Transport, and Storage	X	PC	X	X	X	X
V. Wholesale Sales	PC	PC	P	P	X	X
W. Indoor Sport Shooting Range Facilities <i>amended on 3/15/10</i>	PC	PC	PC	PC	X	X
IV. MANUFACTURING ACTIVITIES						
A. Manufacturing – Limited	PC	PC	SUP	SUP	X	X
V. AGRICULTURAL AND EXTRACTIVE ACTIVITIES						
A. Agricultural – General	P	P	P	P	P	P
B. Agricultural – Intensive	PC	PC	PC	PC	PC	PC
C. Agricultural Services	P	P	P	P	P	P
D. Plant and Forest Nurseries	PC	PC	PC	PC	PC	PC
VI. ACCESSORY ACTIVITIES						
A. Commercial Accessory Storage – Enclosed (residential accessory structures permitted where residential land uses are permitted)	X	PC	X	P	X	X
B. Accessory Day Care within business ctr.	PC	PC	SUP	SUP	SUP	SUP
C. Administrative Office	PC	PC	SUP	SUP	SUP	SUP
D. Bed and Breakfast Inn	PC	PC	PC	PC	PC	PC
E. Columbarium/Mausoleum	SUP	SUP	SUP	SUP	SUP	SUP
F. Operation of a Cafeteria	PC	PC	PC	PC	X	X
G. Parents Day Out	SUP	SUP	SUP	SUP	SUP	SUP
H. Production for Retail Sale	PC	PC	SUP	SUP	SUP	X
I. Residential Occupancy <i>(approved administratively – amended 09 17 07)</i>	P	P	SUP	SUP	P	P
J. Special Public Event on Private Property	BZA	BZA	BZA	BZA	SUP	BZA

KEY TO INTERPRETING USE CLASSIFICATIONS

BZA = Special Exception of Use with Approval from Board of Zoning Appeals

P = Use Permitted by Right Within the District

SUP = Principal Use Permitted with Supplemental Provisions

PC = Subject to Review and Approval by the Planning Commission

X – Not permitted

4-103 BULK REGULATIONS

4-103.1 General - The minimum lot dimensions, maximum lot coverage, minimum front, rear, interior and street side yards, maximum building heights and minimum separation between buildings on the same zone lot within any base commercial district shall be as indicated in TABLE 4-103A, (Bulk Regulations for Commercial Districts), and the additional bulk regulations specified in this section. For certain uses, alternative bulk regulations may be specified in this section or other sections of this zoning resolution. Bulk regulations for planned unit development (PUD) overlay districts shall be as specified in ARTICLE IV. Within B-2 and B-1 where residential dwellings are permitted, the density shall be the same as R-3 but the setbacks and other bulk regulations shall be the same as the zoned commercial district.

4-103.2 Lot Dimensions - No lot shall be created and no building permit or zoning approval shall be issued for any lot that does not meet the following minimum dimensional requirements, unless otherwise provided in the preliminary development plan of a planned unit development.

**TABLE 4-103A
BULK REGULATIONS FOR COMMERCIAL DISTRICTS**

<i>Note: building line means the minimum building setback line (MBS) or area contained after calculating the minimum setbacks for the district</i>	<u>DISTRICTS</u>					
	<u>PBD-3</u>	<u>PBD/SC</u>	<u>B-4</u>	<u>B-3</u>	<u>B-2</u>	<u>B-1</u>
I. MAXIMUM LOT COVERAGE BY ALL BUILDINGS - (As a % of Total Lot Area)	N/A	N/A	N/A	N/A	N/A	N/A
II. MINIMUM ZONE LOT REQUIREMENTS						
A. Area (in Square Feet) <i>(amended August 15, 2005)</i>	10,000	10,000	10,000	10,000	10,000	10,000
B. Width (in Feet, Measured at the Building Line)	100	100	100	100	100	100
III. MAXIMUM HEIGHT is 55 feet or 2 stories, whichever is less (unless approved by the local fire dept. or State Fire Marshall)	2 stories	2 stories	2 stories	2 stories	2 stories	2 stories
IV. MINIMUM YARD REQUIREMENTS (in Feet)						
1. Front	50	50	40	30	N/A	30
2. Side	25*	25*	30*	30*	N/A	30*
3. Rear	25	25	30	30	N/A	30
4. Corner Side (additional street frontage)	50	50	40	30	N/A	30
5. Front and Corner Side on Arterial Road	50	50	40	30	N/A	30
NOTES: See Subsection 4-103.4, Subpart 6, for Special Yard and Setback Requirements Along Residential and Agricultural District Boundaries, buffering requirements, et cetera. * Commercial side yard setback requirements may be reduced, on one side yard if contiguous with existing commercial or manufacturing districts, only if the front and rear provides access for emergency purposes.						

1. Lot Area
 - a. Minimum Area - Within the various commercial districts, the minimum horizontal area of a lot shall not be less than that indicated in TABLE 4-103A, (Bulk Regulations for Commercial Districts), or as may be otherwise specified in this resolution (TABLE 3-103A for residential land uses).
 - b. Reduction in Lot Area Prohibited - No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in area so that yards, lot width, building area, or other requirements of the zoning resolution are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.
2. Lot Width - The minimum lot width (measured at the building line) shall not be less than indicated in TABLE 4-103A, or otherwise specified in this resolution (TABLE 3-103A).
3. Lot Frontage - All lots shall conform to Article VIII, Section 8-101.3 of the General Operational Performance Standards.

4. Maximum Permitted Lot Coverage – ## As indicated in TABLE 4-103A, all commercial buildings shall be allowed on 100% of the remaining property after **all** setbacks, sewage disposal areas, parking requirements, retention ponds if required, and buffer strips have been met per all bulk regulations herein set forth (*amended on August 15, 2005*).

4-103.3 Height Regulations

1. Basic Requirements - The maximum permitted height for buildings shall not, except as provided in Subpart 2, of this section, below, exceed that set forth for the various commercial districts in TABLE 4-103A.
2. General Exception to Height Regulations - The height limitation contained in the district regulations does not apply to spires, belfries, cupolas, radio towers, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4-103.4 Yard Regulations

1. Permitted Obstructions in Required Yards - In all commercial districts, the following shall not be considered obstructions when located within a required yard except that items shall comply with Subsection 4-103.6 (Obstructions Prohibited at Street Intersections).
 - a. Freestanding Arbors and trellises.
 - b. Driveways subject to other specific provisions of this resolution related directly thereto.
 - c. Flagpoles, having only one structural ground member.
 - d. Fountains.
 - e. Mailboxes.
 - f. Open terraces, including natural plant landscaping.
 - g. Sculpture or other similar objects of art.
 - h. Street furniture such as, but not limited to benches, drinking fountains, trash receptacles, ashtrays, or light standards.
 - i. Vents necessary for use of fallout shelters constructed below grade of such yards, but excluding all other parts of such shelters.
 - j. Walls or fences not exceeding six (6) feet in height measured from finish grade level at any point along the length of, and on any side of, such walls or fences, and not roofed or structurally part of a building.
2. Measurement of Yard Width - In all commercial districts, the width or depth of a yard shall be measured perpendicular to lot lines.
3. Dimension of Yards - Except as otherwise provided herein, in all commercial districts yards of such dimensions as set forth in TABLE 4-103A, shall be provided for all activities.
4. Accessory Off-Street Parking in Required Yards - Accessory off-street parking may be permitted within the required yards of commercial districts only to the extent set forth below. Within any area where permitted such parking areas shall: Be properly maintained and have no obstructions thereon, except as permitted by Subpart 1, of this section, and shall not obstruct the visibility triangle as required by Subsection 4-103.6 (Obstructions Prohibited at Street Intersections). In the case where buffering is required, no parking, driveways, solid waste receptacles, loading or unloading zones shall be allowed within a required buffer. Furthermore, off-street parking facilities shall comply with Subsection 6b and 6c below (also stated in Section 8.107)
5. Special Provisions for Through Lots - In all commercial districts no rear yard is required for a through lot. In lieu thereof a front yard shall be required for each frontage.
6. Special Provisions Applying to Required Yards and Building Setbacks Along District Boundaries Coincident with Side or Rear Lot Line of Zone Lot in Any Residential or Agricultural District
In all commercial districts, along such portion of the boundary of a commercial district, which coincides with a lot line of a zone lot in any residential or agricultural district the following yard provisions shall apply. Except as required to meet the provisions of Subpart b, of this section, the open space may be utilized for parking.

- a. **Special Front Setback** - Regardless of the front yard provisions established for any commercial district (except B-2), no building located on any zone lot adjacent to any residential district shall extend closer to the street than the average of the distances of the buildings located within one hundred (100) feet of the lot whereon the commercial activity is located; provided that no building shall be required to setback more than twice the minimum front yard applicable within the commercial district.
 - b. **Buffer Strip** - Along all portions of the boundary of any commercial zone lot where such lot abuts or is contiguous to a side or rear yard of any residential or agricultural zone lot without an intervening public street, an open area, unobstructed from the ground to the sky, shall be provided within the commercial district. Upon review by the Planning Commission, Board of Zoning Appeals or the Building Commissioner, fencing may be required in addition to or in lieu of plantings based upon site conditions and topography. Such fence shall be at least six (6) feet high and constructed of a solid opaque material such as masonry or wood. Refer to Section 8-107.1 for detailed requirements.
 - c. **Vegetative Green Strip** - On all new construction or reconstruction (infill) a vegetative green strip shall be required along the parking lot edge fronting along all public roads and alleys to assist in the absorption of sheet flow from stormwater. See Section 8-107.2 for standards.
7. **Sidewalk Planning in Business Districts** - The construction of new or extension of existing pedestrian sidewalks shall be required in the Business Districts (B-1, B-2, PUD) upon review and approval of the required site plan for new development, redevelopment or substantial improvements to the site. The sidewalks shall be constructed according to the standards of the Tennessee Department of Transportation. Where possible, within the B-2 district, the paving material shall match or compliment the existing sidewalks within the area, subject to any adopted design guidelines of the zone.

4-103.5 Separation of Buildings on Same Lot - In all commercial districts where more than one (1) principal building may be located upon a single lot, the minimum distance between such buildings shall be thirty (30) feet, unless firewalls are constructed to meet the requirements of the State Fire Marshall, except for self-service/mini-warehouse facilities – see Section 4-103.7.

4-103.6 Obstructions Prohibited at Street Intersections - On a corner lot, no fence, wall, parking, sign, hedge, or other planting or structure that will materially obstruct vision between a height of three (3) feet and six (6) feet above the center line grades of the intersecting streets shall be erected, placed, or maintained within the triangular area formed by the street lines at such corner lots and a straight line joining such street lines at points which are thirty-five (35) feet in distance from the intersection of the street lines and measured along said street lines. In case of rounded street lines at the intersecting streets, such measurement shall be made from the point of intersection of the tangents of the curve constituting the rounding. The purpose of this clear corner zone is for the visibility of approaching vehicular traffic.

4-103.7 Supplemental Design Standards for the Construction of Self-Service/Mini-Warehouse Storage Facilities – In all commercial districts where allowed, the self-storage or mini-warehouse storage facilities shall adhere to the following design standards:

1. All storage buildings shall be constructed no taller than 20 feet in total height in order to maintain fire protection and give flexibility to building separation;
2. All principal buildings shall be set no closer than 15 feet apart;
3. All driving aisles shall be a minimum of 15 feet wide for one-way traffic and 24 feet wide for two-way traffic;
4. All building openings shall be completely accessible for emergency vehicle, moving vans, and other typical vehicles utilizing the site;
5. All driveway connections to the public road(s) shall be paved to a minimum from the r-o-w/property line to the building setback line (30 to 50 feet from r-o-w) pursuant to the parking and paving standards contained herein; however the aisles between the storage buildings and any overflow outside storage yards shall be maintained with 1 to 2 inch gravel stone;
6. All facilities shall be well lighted and fenced in for security purposes;
7. All other site plan requirements such as signage and drainage improvement plans shall be required;
8. No outside storage of inoperable vehicles or other items considered junk shall be permitted. (Approved 09 17 07)