

5.5 **B-2 GENERAL BUSINESS DISTRICT.**

It is the purpose and intent of this district to provide for general commercial areas at convenient locations within the City. The regulations are designed to encourage concentrations of commercial activities and to preserve the traffic carrying capacity of the major collectors and arterials upon which such uses are located. The regulations are also designed to encourage groupings of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to issuance of building permits for all new construction, site plans, as required by Section 2.10, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Clinton, Tennessee. When proposed uses are adjacent to a residential district, a buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the B-2 General Business District, as shown on the zoning map of the City of Clinton, Tennessee, the following regulations apply and uses are permitted.

1. Personal, business, and professional services and offices, excluding junkyards, waste collection or transfer sites and other similar uses.
2. Storage yards provided a buffer strip is planted.
3. Retail business, including automobile and mobile home sales.
4. Lodges, clubs, hotels, motels, restaurants, and other similar services.
5. Funeral homes.
6. Churches and places of worship.
7. Gasoline service stations as regulated in Section 2.14.
8. Wholesale business and warehousing.
9. Places of amusement, recreation, entertainment, or assembly.
10. Shopping centers developed as planned unit developments as regulated in Section 2.8.
11. Commercial and travel trailer parks developed as planned unit developments as regulated in Section 2.8. (Amended: Ord. 682, 15Dec2023)
12. Publicly owned buildings and uses, excluding waste collection or transfer sites, following approval by the planning commission as required in Tennessee Code Annotated, 13-4-104; and schools and colleges offering general education.
13. Signs as regulated in Section 2.9.
14. Access and parking as regulated in Sections 2.2 through 2.7.
15. Customary accessory uses and structures as regulated in Section 3.8.
16. Setback and height requirements as regulated in Section 6.
17. The Board of Zoning Appeals may hear and determine if any use not listed as a permitted use is of the same general character as other permitted uses in the district and is consistent with the intent and purpose of the district.