

**CHAPTER 5**  
**COMMERCIAL DISTRICTS**

SECTION

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**11-500. Purpose of Commercial Districts.** The Commercial Districts established in this ordinance are designed to promote the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These general goals include, among others, the following more specific objectives:

- A. To locate and develop commercial facilities in conformance with the Paris Comprehensive Community Development Plan and other applicable development standards.
- B. To locate commercial development in areas of high accessibility in order to serve appropriate trade area functions and in areas where water and sewer services are presently available or can be easily extended.
- C. To concentrate commercial development so as to increase sales potential and reduce traffic congestion and other adverse affects on the surrounding community.
- D. To encourage the revitalization and redevelopment of the central city as a center for government, public administration, and related professional and support services.
- E. To maintain and improve existing commercial areas that have good transportation access and market potential.
- F. To reserve specific areas for commercial activities to serve as regional shopping areas, community and commercial centers, and other retail outlets.

**11-501. Schedule of Commercial District Regulations.** The tabulation of regulations governing the permitted uses, area, and bulk regulations for each commercial district in the City of Paris is as indicated in Table 1 and Table 2.

**11-502. B-1 Highway Commercial District.** Within the B-1 District as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

- A. Intent. The intent of the Highway Commercial District is to provide suitable areas for retail establishments offering accommodations, supplies, and services to motorists from within the community and throughout the trade area. These establishments ordinarily do not seek locations in shopping centers and typically require direct auto traffic access and visibility from the road. The Highway Commercial District includes areas where commercial development has displaced or is displacing residential development or other vacant lands. The Highway Commercial District will ordinarily be located along numbered state and federal highways, or other highways designated as arterial streets.

In promoting the general purposes of this ordinance, the specific intent of this district is:

1. To encourage the construction and continued use of land for commercial and related service uses servicing both local and long distance travelers.
2. To provide appropriate space, in sufficient depth from the street, to satisfy the needs of modern commercial development where access is entirely dependent on the automobile.
3. To discourage the expansion of existing strip commercial areas and to provide for the concentration of these uses.
4. To encourage the development of the district in such a manner as to minimize traffic hazards and interference from other highway-oriented businesses by providing adequate access controls and insuring sufficient off-street parking and loading areas.

B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Institutional: Family Day Care Home, Group Day Care Home, Health Clinic, Lodge, Club, Country Club, Nursing Home, Public or Private Museum.

Public Utilities: Telegraph Message Centers.

Lumber, Hardware & Building Materials: Heating/Plumbing Equipment, Paint/Glass/Wallpaper, Electrical Supplies, Welding Supplies, Hardware, Greenhouse/Nursery Products, Agricultural Equipment Sales/Service, Lawnmower Sales/Service.

General Merchandise: Department Store, Variety Stores, Clothing/Dry Goods, General Merchandise, Convenience Stores. (Ord. # 873, 05/18/95).

Food/Drugs/Beverages: Bakery, Candy/Confectionery, Delicatessen, Drugs/Pharmaceuticals, Fruit/Vegetable Stand, Grocery Store, Package Liquor Store, Supermarket, Beverage Store.

Apparel/Accessories: Men's/Boy's Clothing, Women's Ready-to-wear, Millinery/Accessories, Shoe Stores, Tailor Shop, Children's Shop.

Furniture/Home Furnishings/Appliance: Furniture, Appliances, Drapery/ Upholstery, Piano/Musical Instruments, Floor Coverings, Radio/TV Sales/Phonographs.

Eating/Drinking Places: Restaurants/Cafes, Taverns/Bar, Nightclubs, Dairy Bar.

Art/Antique Jewelry: Antique Store, Art Gallery, Art/Craft Shop. Flowerpot/Florist, Gift Shop. Glasses/China, Jewelry/Watches, Optical Goods.

Books/Stationery: Books, Greeting Cards, Magazines, Newspapers, Stationery.

Hobby/Toy/Pet: Aquariums/Bird Store/Pet Shop. Camera/Hobby Shop. Sporting Goods/Bicycles, Toys, Taxidermy.

Miscellaneous Retail: Salvage Clothing.

Finance/Insurance/Real Estate: Banks, Savings/Loans, Real Estate Agents, Insurance Carriers, Other Finance/Insurance/Real Estate Services.

Personal Services: Branch Laundry, Dry Cleaning, Laundry/Dry Cleaning Equipment, Self-Service Laundry, Photographic Services, Beauty Shop, Barber Shop, Tailoring & Dressmaking, Apparel Repair & Alteration, Shoe Repair.

Professional Services: Physicians, Dentists, Veterinarians, Attorneys, Accountants, Optometrist, Medical Clinic/Out-Patient, Medical Specialties, Engineers, Planning.

Recreation/Entertainment: Motion Picture Theater, Miniature Golf, Roller Skating, Bowling, Electronic Amusement Devices/Arcade, Billiard Parlor, Health Spa.

Business Services: Duplicating/Mailing/Stenographic, Employment, Consulting Services, Detective/Protective, Photo-finishing, Trading Stamps, Disinfecting & Exterminating, Animal Hospital Clinic, Automobile Car Wash.

Repair Services: Electrical Repair, Small Appliances, Machine Shops, Radio/TV Repair, Watch/Clock/Jewelry Repair, Body Repair, Automobile Car Wash.

Educational Services: Business/Steno Schools, Barber/Beauty Schools, Art/Music Schools, Driving Schools, Correspondence Schools, Other Special Training/Schooling, Dance Schools.

Contract Construction Service: Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/File Setting/Plastering/Concrete, Carpentering/Wood Flooring, Roof/Sheet Metal. (Note: Warehousing, storage, and distribution of raw materials and supplies and semi-finished or finished products shall be permitted as an accessory use when located inside a principal buildings in which manufacturing assembly or processing is conducted, or in a separate enclosed building or unenclosed (open) storage area located on the same lot as the principal building).

Industrial: Printing & Publishing.

- C. Principal Uses and Structures Permitted Subject to Special Conditions. Conditional uses and special permit uses permitted in this district are indicated in Table 1 and are subject to the applicable procedures and standards set forth in Section 11-800 and Section 11-900.

Special Permit Use (Section 11-800): Boarding House, Rooming House, Cemetery-Mausoleum, Public Building, Telephone Exchange Stations, Telephone relay towers (microwave), Water Storage Tanks, Funeral Services, Engineers, Equipment Rental/Leasing.

Conditional Uses (Section 11-900):

Housing: Hotel, Hotel/Tourist Court, Travel Trailer Park.

Lumber/Hardware/Building Materials: Lumber Yards, Building Materials.

Auto Dealers/Service Stations: Service Stations, Used Car Lot, New Car Sales, Boat, Marine Sales, Truck/heavy Equipment Sales, Mobile Home Sales/Prefab Homes, Auto/Truck Rental, Motorcycle Sales.

Business Services: Equipment Rental & Leasing, Sale, Storage, and Recapping of Tires(Ord. #1273, 08/12/2021).

Repair Services: Auto Repair Garages, Auto Wash, Tire Recapping.

Warehousing/Storage: Warehouse/Self Storage/Mini Storage/Enclosed, Lumber Yard/Building Materials.

Wholesale Trade: Drugs, Chemicals/Allied Products, Groceries/Related Products, Paper/Paper Products.

- D. Permitted Accessory Uses and Structures. Accessory buildings or uses customarily incidental to a principal permitted use and as provided in Section 11-1500.
- E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein.
- F. Area and Bulk Regulations. The regulations governing the minimum lot area and width, required yards, and maximum lot coverage in this district are set forth in Table 2 as follows:

<u>COMMERCIAL DISTRICTS</u>	<u>Minimum Lot Requirements</u>		<u>Minimum Yard Requirements</u>			<u>Maximum % of Lot Area Covered by all Buildings</u>
	<u>Area (Sq.Ft.)</u>	<u>Width (Sq.Ft.)</u>	<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>	<u>Percent</u>
<u>B-1 Highway Commercial</u>						
1. Selected retail stores, services and transient Lodgings to motorists	None	None	50	cumulative 20	30	30

NOTE: Within the B-1 District, the width of any side or rear yard which abuts a residential district shall be not less than twenty (20) feet.

Within the P-B District and the B-1 District there shall be required a minimum width of fifteen (15) feet in one side yard. The remaining side yard shall have no width requirement provided the total width of the two side yards equals a minimum of twenty (20) feet.

2. Single-family attached & multi-family dwelling

(See Notes)

NOTE: For two-family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre. Notwithstanding the provisions of 11-502 F. (1) and 11-105, Table 2, the minimum yard requirements for single family attached and multiple family dwellings in the B-1 (Highway Commercial) Zone shall be as follows:

<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>
25	10	20

For Townhouses (single-family attached), the minimum required lot area shall be 7,000 square feet for the first unit plus 2,400 square feet for each additional unit. For multi-family dwellings, the minimum required lot area shall be 7,000 square feet for the first unit plus 2,000 square feet for each additional unit. In the construction of both Townhouse and multi-family units within the B-1 (Highway Commercial) district all developments must contain six units or more but shall not exceed 15 units per acre. (Ord. #1151, 03/07/13)

ALL B-1 (HIGHWAY COMMERCIAL) DEVELOPMENT REQUIRES SITE PLAN REVIEW BY THE PLANNING COMMISSION

- G. Off-Street Parking Requirements. The regulations governing the minimum off-street parking spaces, standards for off-street parking facilities, off-street loading and unloading requirements in this district are set forth in Section 11-1000.

- H. Walls, fences, screens, and landscape requirements. As provided in Section 11-1200.
- I. Development Procedures
1. Before a permit is issued for any use permitted by right, or subject to special conditions, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses. The Planning Commission may require the applicant to enter into a development improvement contract with the City to assure that those improvements required be constructed as approved. (Ord. # 984, 09/06/01).
  2. In order that the Planning Commission may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan as provided in Section 11-1101, et seq.
  3. The Planning Commission shall meet and act upon any application within forty-five (45) days from the date of the first meeting at which properly prepared site plans are presented. Failure to act shall constitute approval. When an application is denied, the Planning Commission shall state the reasons for such action. (Ord. #984, 09/06/01).

**11-503. B-2 Central Business District.** Within the B-2 Districts as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

- A. Intent. This district is a center for commercial, financial, professional, governmental, and cultural activities. The intent is to protect and improve the central business district for the performance of its principal functions. Uses and activities which do not require a central location, and which would be incompatible with existing uses are discouraged in this district.
- B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Institutional: Day Care Center. Family Day Care Home, Group Day Care Home, Lodge, Club, Country Club, Private or Public Museum, Public Building, Telegraph Message Centers.

Lumber, Hardware & Building Materials: Heating & Plumbing Equipment, Paint, Glass & Wallpaper, Electrical Supplies, Welding Supplies, Hardware, Greenhouse & Nursery Products, Lawmaker Sales & Service.

General Merchandise: Department Store, Variety Stores, Clothing & Dry Goods, General Merchandise, Convenience Stores. (Ord. # 873, 05/18/95).

Food, Drug, Beverages: Bakery, Candy/Confectionery, Delicatessen, Drugs/Pharmaceuticals, Fruit/Vegetable Stand, Grocery Store, Package Liquor Store, Supermarket, Beverage Store, Used Car Lot, Men's Boy's Clothing, Women's Ready-To-Wear, Millinery/Accessories, Shoe Store, Tailor Shop, Children's Shop Convenience Stores (Ord. # 873, 05/18/95).

Furniture/Home Furnishings/Appliances: Furniture, Appliances, Drapery/ Upholstery, Piano/Musical Instruments, Floor Coverings, Radio/TV Sales/ Phonographs.

Eating/Drinking Places: Restaurants/Cafes, Taverns/Bar, Dairy Bar.

Art/Antique/Jewelry: Antique Store, Art Gallery, Art/Craft Shop, Flower shop/Florist, Gift Shop, Glasses/China, Jewelry/Watches, Optical Goods

Books/Stationery: Books, Greeting Cards, Magazines, Newspapers, Stationery.

Hobby/Toy/Pet: Aquariums/Bird Store/Pet Shop, Camera/Hobby Shop, Sporting Goods/Bicycles, Toys, Taxidermy.

Miscellaneous Retail: Salvage Clothing.

Finance/Insurance/Real Estate: Banks, Savings/Loans, Real Estate Agents, Insurance Carriers, Other Finance/Insurance/Real Estate Services.

Personal Services: Branch Laundry/Dry Cleaning, Laundry Dry-Cleaning Equipment, Self-Service Laundry, Photographic Services, Beauty Shop, Barber Shop, Tailoring/Dressmaking, Apparel Repair/Alterations, Shoe Repair.

Professional Services: Physicians, Dentists, Veterinarians, Attorneys, Accountants, Planning, Optometrist, Hospital Service/Supplies, Medical Clinic/Out-Patient, Engineers.

Recreation/Entertainment: Motion Picture Theater, Electronic Amusement Devices/Arcade, Billiard Parlor, Health Spa.

Business Services: Duplicating, Mailing/Stenographic, Employment, Consulting Services, Detective/Protective, Photo finishing, Trading Stamps, Window Cleaning, Automobile Car Wash.

Repair Services: Electrical Repair/Small Appliances, Radio/TV Repair, Watch/Clock/Jewelry Repair, Automobile Car Wash.

Educational Services: Business/Steno Schools, Barber/Beauty Schools, Art/Music Schools, Driving School, Correspondence School, Other Special Training/Schooling, Dance School.

Building Contractor: Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/File Setting/Plastering/Concrete, Carpentering/ Wood Flooring, Roof/Sheet Metal.

- C. Principal Uses and Structures Permitted Subject to Special Conditions: Conditional uses and special permit uses permitted in this district are indicated in table 1 and as follows and are subject to the applicable provisions of Section 11-800 and Section 11-900.

SPECIAL PERMIT USES (Section 11-800):

Other Housing: Boarding/Rooming House, Cemetery/Mausoleum, Church

Public Utilities: Telephone Exchange Stations, Telephone Relay Towers, Water Storage Tanks.

Professional Services: Engineers.

Business Services: Equipment Rental/Leasing.

CONDITIONAL USES (Section 11-900):

Dwellings: Single-Family Detached, Single-Family Attached, Two Family.

Other Housing: Hotel, Hotel/Tourist Court.

Lumber/Hardware/Building Materials: Lumber Yards, Building Materials.

Auto Dealers/Service Stations: Service Stations, Motorcycle Sales.

Business Services: Equipment Rental & Leasing.

Repair Services - Auto Repair Garages, Auto Wash.

Warehousing & Storage: Lumber yard, Building Materials.

Wholesale Trade: Drugs, Chemicals & Allied Products, Groceries/Related Products, Paper/Paper Products.

- D. Permitted Accessory Uses and Structures: Accessory buildings or uses customarily incidental to any permitted principal use and as provided in Section 11-1500.
- E. Prohibited Uses and Structures: All uses and structures not specifically permitted herein.
- F. Area and Bulk Regulations: The regulations governing the minimum lot area and width, required yards, and maximum lot coverage in this district are set forth in Table 2 as follows:

<u>B-2 Central Business</u>	<u>Area</u> <u>(Sq.Ft.)</u>	<u>Width</u> <u>(Sq.Ft.)</u>	<u>Front</u> <u>(Ft.)</u>	<u>Side</u> <u>(Ft.)</u>	<u>Rear</u> <u>(Ft.)</u>	<u>Percent</u>
1. Retail stores and goods, services, and selected transient lodgings	None	None	None	None	None	None

- G. A site plan is not required for development in the B-2 district if the building area coverage for the development is ninety percent (90%) or more of the lot area. If the building area coverage of the development is less than ninety percent (90%) of the lot area, a site plan shall be required pursuant to 11-1101, *et seq.* (Ord. # 984, 09/06/01).

**11-504. B-3 General Commercial District.** Within the B-3 Districts as shown on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

- A. Intent. The intent of the B-3 General Commercial District is to provide for personal and business services and related office uses and general retail business. Districts in this category are intended to include areas where commercial development and related services has displaced or is displacing residential development or is displacing existing vacant areas. The regulations provided herein are designed to guide future change so as to discourage formation of future commercial slums, to preserve the carrying capacity of abutting streets, and to provide for adequate off-street parking and loading. It is not the intent of this district to encourage the extension of existing strip commercial areas, but rather to provide for concentrations of general commercial activities.
- B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Dwellings: Multiple Family, Group Housing, Zero Lot Line.

Institutional: Day Care Center, Family Day Care Home, Group Day Care Home, Health Clinic, Lodge, Club, Country Club, Nursing Home, Public or Private Museum.

Public Utilities: Telegraph Message Centers.

Lumber/Hardware/Building Materials: Paint/Glass/Wallpaper, Hardware.

General Merchandise: Clothing/Dry Goods, Convenience Stores.

Food/Drug/Beverages: Bakery, Candy/Confectionery, Delicatessen, Drugs, Pharmaceuticals, Fruit and Vegetables Stand, Grocery Store, Supermarket, Beverage Store.

Apparel/Accessories: Men's/Boy's Clothing, Women's Ready-to-Wear, Millinery/Accessories, Shoe Stores, Tailor Shop, Children's Shop.

Furniture/Home Furnishings/Appliances: Furniture, Appliances, Drapery/ Upholstery, Piano/Musical Instruments, Floor Coverings, Radio/TV Sales/ Phonographs.

Eating and Drinking Establishments: Restaurants & Cafes, Dairy Bar.

Art/Antique/Jewelry: Antique Store, Art Gallery, Art/Craft Shop, Flowershop/ Florist, Gift Shop, Glasses/China, Jewelry/Watches, Optical Goods.

Books/Stationery: Books, Greeting Cards, Magazines, Newspapers, Stationery.

Hobby/Toy/Pet: Aquariums./Bird Store/Pet Shop, Camera Shop/Hobby Shop, Sporting Goods/Bicycles, Toys, Taxidermy.

Finance/Insurance/Real Estate - Banks, Savings & Loans, Real Estate Agents, Insurance Carriers, Other Finance/Insurance/Real Estate Services.

Personal Services: Branch Laundry/Dry Cleaning, Laundry Dry-Cleaning Equipment, Self-Service Laundry, Photographic Services, Beauty Shop, Barber Shop, Funeral Shop, Tailoring/Dressmaking, Apparel Repair/Alteration, Shoe Repair.

Professional Services: Physicians, Dentists, Veterinarians, Attorneys, Accountants, Engineers, Planning, Optometrist, Medical Clinic/Out-Patient.

Recreation/Entertainment: Health Spa, Miniature Golf, Electronic Amusement Devices, Arcade, Youth Recreational Facilities. (Ord. # 870, 04/06/95) (Ord. #931, 05/05/98).

Business Services: Duplicating/Mailing/Stenographic, Employment, Consulting Services, Detective/Protective, Photo finishing, Trading Stamps, Window Cleaning.

Repair Services: Electrical Repair/Small Appliances, Radio/TV Repair, Watch/Clock/Jewelry Repair.

Educational Services: Business/Steno Schools, Barber/Beauty Schools, Art/Music Schools, Driving Schools, Correspondence Schools, Other Special Training & Schooling, Dance Schools.

Contract Construction Services: Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/Tile Setting/Plastering/ Concrete, Carpentering/ Wood Flooring, Roof/Sheet Metal.



- C. Principal Uses and Structures Permitted Subject to Special Conditions. As provided in Section 11-800 and Section 11-900

SPECIAL PERMIT USE (Section 11-800).

Other Housing: Rooming/Boarding House.

Institutional: Public Building.

Personal Services: Funeral Services

CONDITIONAL USES (Section 11-900):

Other Housing: Hotel and Hotel/Tourist Court.

Auto Dealers & Service Stations: Service Stations.

Lumber/Hardware/Building Materials: Lumber Yards.

Wholesale Trade: Drugs/Chemical/Allied Products, Groceries/Related Products, Paper/Paper Products.

- D. Permitted Accessory Uses and Structures. Buildings, structures, and uses accessory and customarily incidental to any permitted principal use or structure and as provided in Section 11-1500.
- E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein.
- F. Area and Bulk Regulations. The regulations governing the maximum lot area and width, required yards and maximum lot coverage by all buildings in this district are set forth in Table 2 and as follows:

<u>B-3 Office Related Services</u>	<u>Area (Sq.Ft.)</u>	<u>Width (Sq.Ft.)</u>	<u>Front (Ft.)</u>	<u>Side (Ft.)</u>	<u>Rear (Ft.)</u>	<u>Percent</u>
1. Retail stores/services, and selected transient lodgings	10,000	None	20	10	15	None

NOTE: Within the B-3 District, the width of any side or rear yard which abuts a residential district shall be not less than 15 feet and 30 feet respectively.

- G. Off-Street Parking and Loading. As provided in Section 11-1200.
- H. Walls, Fences, Screening, and Landscaping. As provided in Section 11-1200.
- I. Development Procedures.
1. Before a permit is issued for any use permitted by right, or subject to special condition, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses. The Planning Commission may require the applicant to enter into a Development Improvement Contract with the City to assure that those improvements required be constructed as approved. (Ord. #984, 09/06/01).
  2. In order that The Planning Commission may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly

drawn site plan as provided in Section 11-1101, *et seq.* The Planning Commission may make other reasonable requirements for information when necessary. The Planning Commission may require the applicant to provide certification of proper design, installation, and availability of improvements such as drainage, fire service, street access, and utility services such as electric, water, gas, and sewer. (Ord. # 984, 09/06/01).

3. The Planning Commission shall meet and act upon any application within forty-five (45) days from the date of the first meeting at which properly prepared site plans are presented. Failure to act shall constitute approval. When an application is denied, the Planning Commission shall state the reasons for such action. (Ord. # 984, 09/06/01).

**11-505. P-B Planned Business District.** Within the areas designated P-B Planned Business District on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply.

- A. Intent. This district is designed to provide sites for more diversified retail establishments and are located to serve vehicular traffic. The P-B district is characterized by an integrated or planned commercial development served by a common parking area and is adjacent to major arterial streets.
- B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Dwellings: Two-Family, Multiple Family, Group Housing.

Institutional: Family Day Care Home, Group Day Care Home, Health Clinic, Lodge, Club, Country Club, Nursing Home, Public or Private Museum.

Lumber, Hardware & Building Materials: Heating/Plumbing Equipment, Paint/Glass/Wallpaper, Electrical Supplies, Welding Supplies, Hardware, Greenhouses/Nursery Products, Agricultural Equipment Sales/Service, Lawnmower Sales/Service.

General Merchandise: Department Store, Variety Stores, Clothing/Dry Goods, General Merchandise, Convenience Stores (Ord. # 873, 05/18/95).

Food/Drugs/Beverages: Bakery, Candy/Confectionery, Delicatessen, Drugs, Pharmaceuticals, Fruit/Vegetable Stand, Grocery Store, Package Liquor Store, Supermarket, Beverage Store, Convenience Stores. (Ord. # 873, 05/18/95).

Apparel/Accessories: Men's/Boy's Clothing, Women's Ready-to-wear, Millinery/Accessories, Shoe Stores, Tailor Shop, Children's Shop.

Furniture/Home Furnishings/Appliance: Furniture, Appliances, Drapery/ Upholstery, Piano/Musical Instruments, Floor Coverings, Radio/TV Sales/Phonographs.

Eating/Drinking Places: Restaurants/Cafes, Dairy Bar.

Art/Antique Jewelry: Antique Store, Art Gallery, Art/Craft Shop. Flower shop/Florist, Gift Shop, Glasses/China, Jewelry/Watches, Optical Goods.

Book/Stationery: Books, Greeting Cards, Magazines, Newspapers, Stationery.

Hobby/Toy/Pet: Aquarium/Bird Store/Pet Shop, Camera/Hobby Shop, Sporting Goods, Bicycles, Toys, Taxidermy.

Finance/Insurance/Real Estate: Banks, Savings/Loans, Real Estate Agents, Insurance Carriers, Other Finance/Insurance/Real Estate Services.

Personal Services: Physicians, Dentists, Veterinarians, Attorneys, Accounts, Optometrist, Planning Hospital Service/Supplies, Medical Clinic/Out-Patient, Medical Specialties.

Professional Services: Physicians, Dentists, Veterinarians, Attorneys, Accountants, Optometrist, Planning, Hospital Service/Supplies, Medical Clinic/Out-Patient, Medical Specialties.

Recreation/Entertainment: Motion Picture Theater, Roller Skating, Electronic Amusement Devices/Arcade, Billiard Parlor, Health Spa, Miniature Golf (Ord. # 870, 04/06/95); Amusement Parks, Go-Cart Tracks, and Youth Recreational Facilities (Ord. # 1068, 04/05/07)

Business Services: Duplicating/Mailing/Stenographic, Employment, Consulting Services, Detective/Protective, Photo finishing, Trading, Stamps, Metal/Wood Fencing/Ornament Grill Work (Retail), Animal Hospital Clinic, Disinfecting & Exterminating, Automobile Car Wash.

Repair Services: Electrical Repair, Small Appliances, Radio/TV Repair, Watch/Clock/Jewelry Repair, Body Repair, Automobile Car Wash.

Educational Services: Business/Steno Schools, Barber/Beauty Schools, Art/Music Schools, Driving Schools, Correspondence Schools. Other Special Training/Schooling, Dance Schools.

Contract Construction Service: Building Contractor, Other General Construction, Electrical Contractor, Masonry/Stonework/Tile Setting/Plastering/Concrete, Carpentering/Wood Flooring, Roof/Sheet Metal, (Note: Warehousing, storage, and distribution of raw materials and supplies and semi-finished or finished products shall be permitted as an accessory use when located inside a principal buildings in which manufacturing assembly or processing is conducted, or in a separate enclosed building or unenclosed (open) storage area located on the same lot as the principal building).

- C. Principal Uses and Structures Permitted Subject to Special Conditions. Conditional uses and special permit uses permitted in this district are indicated in Table 1 and are subject to the applicable provisions of Section 11-800 and 11-900.

SPECIAL PERMIT USES (Section 11-800):

Institutional: Cemetery-Mausoleum, Public Building, Telephone Exchange Stations, Telephone Relay Towers (microwave).

Personal Services: Funeral Services.

Business Services: Equipment Rental/Leasing

CONDITIONAL USES (Section 11-900):

Housing: Hotel, Hotel/Tourist Court, Travel Trailer Park.

Lumber/Hardware/Building Materials: Lumber Yard, Building Materials.

Auto Dealers/Service Stations: Service Stations, Used Car Lot, New Car Sales, Boat, Marine Sales, Motorcycle Sales, Manufactured Home Sales. (Ord. # 856, 07/14/94).

Business Services: Monument Works, Equipment Rental & Leasing.

Repair Services: Auto Repair Garage, Auto Wash.

Warehousing/Storage: Warehouse/Self Storage/Mini Storage/Enclosed, Lumber Yard/Building Materials.

Wholesale Trade : Drugs, Chemicals/Allied Products, Groceries, Related Products, Paper/Paper Products.

- D. Permitted Accessory Uses and Structure. Accessory uses or buildings customarily incidental to any permitted principal use and as provided in Section 11-1500.
- E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein.
- F. Area and Bulk Regulations. The regulations governing the minimum lot area and width, required yards and maximum lot coverage of all buildings in this district are set forth in Table 2 and as follows

<u>COMMERCIAL DISTRICTS</u>	<u>Minimum Lot Requirements</u>		<u>Minimum Yard Requirements</u>			<u>Maximum % of Lot Area Covered by all Buildings</u>
	Area (Sq.Ft.)	Width (Sq.Ft.)	Front (Ft.)	Side (Ft.)	Rear (Ft.)	Percent
<u>P-B Planned Business</u>						
1. Retail stores/services/transient lodgings	20,000	100	50	20	25	None

Within the P-B District and the B-1 District there shall be required a minimum width of fifteen (15) feet in one side yard. The remaining side yard shall have no width requirement provided the total width of the two side yards equals a minimum of twenty (20) feet.

- 2. Single-family attached & multi-family dwelling (See Notes)

NOTE: For two-family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre. Notwithstanding the provisions of 11-505 F. (1) and 11-105, Table 2, the minimum yard requirements for single family attached and multiple family dwellings in the P-B (Planned Business) Zone shall be as follows: (Ord. # 833, 07/07/93).

Front (Ft.)	Side (Ft.)	Rear (Ft.)
25	10	20

For Townhouses (single-family attached), the minimum required lot area shall be 7,000 square feet for the first unit plus 2,400 square feet for each additional unit. For multi-family dwellings, the minimum required lot area shall be 7,000 square feet for the first unit plus 2,000 square feet for each additional unit. In the construction of both Townhouse and multi-family units within the P-B (Planned Business) district all developments must contain six units or more but shall not exceed 15 units per acre.

ALL P-B (PLANNED BUSINESS) DEVELOPMENT REQUIRES SITE PLAN REVIEW BY THE  
PLANNING COMMISSION

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- G. Off-Street Parking Requirements. The regulations governing the minimum off-street parking spaces, standards for off-street parking facilities, standards for driveways, and off-street loading and unloading requirements in this district are set forth in Section 11-1000.
- H. Walls, Fences, Screens, and Landscape Requirements. As provided in Section 11-1200.
- I. Development Procedures.
  - 1. Before a permit is issued for any use permitted by right, or subject to special condition, the site plan of the proposed development shall be reviewed and approved by the Planning Commission. The Planning Commission shall have the power to impose conditions regarding the location of buildings on the site, yard requirements, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses. The Planning Commission may require the applicant to enter into a Development Improvement Contract with the City to assure that those improvements required be constructed as approved. (Ord. #984, 09/06/01).
  - 2. In order that The Planning Commission may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan as provided in Section 11-1101, *et seq.* The Planning Commission may make other reasonable requirements for information when necessary. The Planning Commission may require the applicant to provide certification of proper design, installation, and availability of improvements such as drainage, fire service, street access, and utility services such as electric, water, gas, and sewer. (Ord. # 984, 09/06/01).
  - 3. The Planning Commission shall meet and act upon any application within forty-five (45) days from the date of the first meeting at which properly prepared site plans are presented. Failure to act shall constitute approval. When an application is denied, the Planning Commission shall state the reasons for such action. (Ord. # 984, 09/06/01).
- J. Certificate of Occupancy. Where there is any change of use or occupancy of property, the building inspector may issue a certificate of occupancy without review by the planning commission where the building inspector determines that all the development requirements of the use or property are currently being met. (Ord. #691, 10/6/88).

**11-506. SC-1 Shopping Center District.** Within the areas designated SC-1 Shopping Center District on the Official Zoning Map of Paris, Tennessee, the following regulations shall apply:

- A. Intent. The intent of this commercial district is to encourage the logical and timely development of land for shopping center purposes consistent with the objectives and

policies of the Comprehensive Plan. It is further the intent of this commercial district to provide a unified grouping, in one or more buildings of retail shops and stores which are suitably designed with adequate off-street parking, lighting, circulation, landscaping, and screening, and which constitute a safe, efficient, and convenient retail shopping area for customers and employees, and which protect the residential character of adjoining neighborhoods.

- B. Principal Uses and Structures Permitted by Right. The uses permitted by right in this district are indicated in Table 1 and as follows:

Institutional - Health Clinic

Public Utilities - Telegraph Message Centers.

Lumber/Hardware/Building Materials - Paint/Glass/Wallpaper, Hardware, Greenhouse/Nursery Products, Lawnmower Sales/Service.

General Merchandise - Department Store, Variety Stores, Clothing/Dry Goods, General Merchandise.

Food/Drug/Beverages - Bakery, Candy/Confectionery, Delicatessen, Drugs/Pharmaceuticals, Fruit/Vegetables Stand, Grocery Store, Package Liquor Store, Supermarket, Beverage Store.

Auto Dealers/Service Stations - Auto Parts.

Apparel/Accessories - Men's/Boy's Clothing, Women's Ready-To-Wear, Millinery/Accessories, Shoe Stores, Tailor Shop, Children's Shop.

Furniture/Home Furnishings/Appliances - Furniture, Appliances, Drapery/ Upholstery, Piano/Musical Instruments, Floor Coverings, Radio/TV Sales, Phonographs.

Eating/Drinking Places - Restaurants/Cafes, Taverns/Bar, Nightclubs, Dairy Bars.

Art/Antique/Jewelry - Antique Store, Art Gallery, Art and Craft Shop, Flower shop/Florist, Gift Shop, Glasses/China, Jewelry/Watches, Optical Goods.

Books/Stationery - Books, Greeting Cards, Magazines, Newspapers, Stationery.

Hobby/Toy/Pet - Aquariums/Bird Store/Pet Shop. Camera Shop/Hobby Shop, Sporting Goods/Bicycles, Toys, Taxidermy.

Miscellaneous Retail - Salvage Clothing.

Finance/Insurance/Real Estate - Banks, Real Estate Agents, Savings/Loan, Insurance Carriers, Other Finance, Insurance, Real Estate Services.

Personal Services - Self Service Laundry, Photographic Services, Beauty/Barber Shop, Tailoring/Dressmaking, Apparel Repair/Alteration, Shoe, Repair.

Professional Services - Physicians, Dentists, Accountants, Planning, Optometrist, Hospital Service/Supplies, Medical Clinic/Out Patient, Attorneys, Engineers.

Recreation/Entertainment - Motion Picture Theater, Electronic Amusement Devices, Arcade, Billiard Parlor, Health Spa.

Business Services - Duplicating, Mailing/Steno, Employment, Consulting Services, Detective & Protective, Photo finishing, Trading Stamps, Automobile Car Wash.

Repair Services: Automobile Car Wash

Educational Services - Barber & Beauty Schools.

- C. Principal Uses and Structures Permitted Subject to Special Conditions. Conditional uses and special permit uses permitted in this district are indicated in Table 1 and as follows and are subject to the applicable provisions of Section 11-800 and Section 11-900.

SPECIAL PERMIT USES (Section 11-800):

Institutional - Cemetery/Mausoleum, Church.

Public Utilities - Telephone Exchange Stations, Water Storage Tanks.

CONDITIONAL USES (SECTION 11-900):

Auto Dealers/Service Stations - Service Stations.

- D. Permitted Accessory Uses and Buildings. Accessory uses or buildings customarily incidental to any permitted principal use and as provided in Section 11-1500.
- E. Prohibited Uses and Structures. All uses and structures not specifically permitted herein.
- F. Area and Bulk Regulations. The regulations governing the minimum site area and width, required yards and maximum lot coverage by all buildings in this district are set forth in Table 2 and are explained in detail below:
1. The minimum site area for the SC-1 Shopping Center District shall be three (3) acres or 130,680 square feet. All developments shall meet the minimum site area. However, within the development internal divisions of property may be allowed which are in conformity with the approved Development Plan provided for in I.2, of this Section. There shall be no minimum lot area for these internal divisions of the development provided that within the entire approved development all requirements of Section 11-507 SC-1 Shopping Center District are met.
  2. The Minimum Yard Requirement set forth in Table 2 of this ordinance shall apply to the periphery boundaries of the development and not to internal divisions of property or individual buildings within the development as provided in F.1. of this section.

<u>SC-1 Shopping Center</u>	<u>Area</u> <u>(Sq.Ft.)</u>	<u>Width</u> <u>(Sq.Ft.)</u>	<u>Front</u> <u>(Ft.)</u>	<u>Side</u> <u>(Ft.)</u>	<u>Rear</u> <u>(Ft.)</u>	<u>Percent</u>
1. Shopping goods, convenience goods and selected services	three acres (130,680)	None	50	15 (g)	30	None

Note: Within the SC-1 District, the width of any side yard which abuts a residential district shall be not less than 25 feet.

3. If the spacing between main buildings is not equivalent to the spacing which would be required between buildings similarly developed under this ordinance

on separate parcels, other design features shall provide light, ventilation, and other characteristics equivalent to that obtained from the spacing standards. These provisions shall not prohibit common wall construction but shall apply to buildings built with undeveloped yard areas." (Ord. #551, 10/2/80.

- G. Off-Street Parking Requirements. The regulations governing the minimum off-street parking spaces standards for off-street parking facilities, standards for driveways, and off-street loading and unloading requirements in this district are set forth in Section 11-1000. These standards shall be applied to the entire development and, in the case of divisions of property or private structure ownership within the development, commonly owned, leased or used parking and access shall be permitted provided that the minimum standards are met for the development as a whole. All areas for commonly owned, leased, or used parking and access shall be indicated on the approved Preliminary Development Plan and the approved Final Development Plan. (Ord. #551, 10/2/80)
- H. Screening and Landscaping. As required in Section 11-1200.
- I. Administrative Procedures for Shopping Center Development. Development of a shopping center shall follow the following procedure: (1) submission of sketch site plan and request for rezoning of property, (2) review and approval by the Planning Commission of Preliminary Development Plan, (3) Issuance of Building Permit, (4) review and approval by the Planning Commission of Final Development Plan, and (5) Issuance of Certificate of Occupancy.
1. Zoning Amendment and Sketch Site Plan. An application for rezoning for a SC-1 Shopping Center District shall include a sketch plan which shall indicate tentative building size, shape, and location, general parking arrangement, access to public streets including driveway entrance and exit points. The sketch site plan shall also show the relationship between the proposed shopping center and traffic arteries, neighboring land uses, available community services (sewer, water, etc.), general drainage patterns, and topographic features.
  2. Preliminary Development Plan.
    - a. Within one (1) year after land has been properly rezoned for a shopping center the developer shall make application for review and approval of a Preliminary Development Plan, If application has not been made within one (1) year and an extension of time has not been granted by the Planning Commission, the Planning Commission may require a new sketch plan be submitted and approved prior to the approval of a Preliminary Development Plan.
    - b. The Preliminary Development Plan shall show the following features in addition to the requirements set forth in Section 11-1101, *et seq.* concerning site plan review:
      1. The location, arrangement, and dimensions of automobile parking space, width of aisles, width of bays, angle of parking.
      2. The location, arrangement, and dimensions of truck loading and unloading spaces and docks.



3. The location and dimensions of pedestrian entrances, exits, walks and walkways.
  4. The location and materials of walls, fences, screens, and landscaping.
  5. The location, size, height, and orientation of all signs.
  6. The location, size, height, and orientation of all exterior lighting.
  7. All agreements or provisions for, commonly owned, leased or used parking, and access as well as other commonly owned or leased areas and agreements or provisions for the maintenance of these areas." (Ord. #551, 10/2/80).
3. Development Improvements Contract. The Planning Commission may require the applicant to enter into a Development Improvements Contract with the City to assure that those improvements required by the Planning Commission are constructed as approved (Ord. #744. 02/07/91).

J. Issuance of Building Permit

1. The developer shall obtain a building permit for the shopping center based on the approved Preliminary Development Plan.
2. Any substantial deviation from the approved Preliminary Development Plan shall constitute a violation of the building permit authorizing construction of the shopping center. Substantial changes in the Preliminary Development Plan shall be re-submitted to the Planning Commission to insure compliance with the requirements, purpose, and intent of this section.
3. If the shopping center is not under construction within one (1) year after the issuance of a building permit, the Planning Commission shall review the status of the development. If the Planning Commission determines the developer cannot proceed immediately with the development as provided in the Preliminary Development Plan, the Planning Commission shall provide the City Commission with this fact, and the reason for the delay in construction. The City Commission may, at its discretion, rezone the property under consideration to its previous zoning classification.

K. Final Development Plan and Certificate of Occupancy

1. Upon completion of all construction and improvements indicated on the Preliminary Development Plan, the developer shall submit a Final Development Plan for approval by the Planning Commission.
2. The Final Development Plan must be in substantial conformance with the Preliminary Development Plan and must present a unified and organized arrangement of buildings and service facilities, a harmonious selection of uses, and sufficient parking areas, circulation, and open space to constitute a safe, efficient, and convenient retail shopping center.
3. The Final Development Plan shall indicate on it all agreements for commonly owned, leased, or used parking and access, as well as other commonly

owned, leased or used areas and agreements or provisions for the maintenance of these areas.

4. The developer shall provide the Building Inspector with a copy of the approved Final Development Plan prior to the issuance of a Certificate of Occupancy for the Shopping Center.” (Ord. #551, 10/2/80).

**11-507. Zero Lot Line Commercial.** Within the B-1, B-3, and P-B districts of the City of Paris, zero lot line development shall be allowed under the following standards:

- A. Intent. The Planning Commission may allow zero lot line development in the B-1, B-3, and P-B zones to allow buildings to be divided internally and sold without requiring setbacks for individual uses. These standards are to be applicable to the B-1, B-3, and P-B districts in the City of Paris to allow the efficient use of existing commercial facilities, or the building of additional commercial facilities for multiple owners and/or tenants, without the necessity of requiring individual setbacks for each portion of the building or buildings devoted to commercial use.
- B. Principal uses. Principal uses permitted by right or subject to special conditions for any such development shall conform to the provisions of Table I of this Title and the district in which the development is sited.
- C. Accessory uses. Accessory uses and structures, prohibited uses and structures, off-street parking and loading and unloading requirements shall conform to the requirements of the commercial district in which the development is sited.
- D. Area and Bulk Requirements. The regulations governing the minimum site area and width, required yards and maximum lot coverage by all buildings in this district are set forth in Table II and are explained in detail below:
  1. The minimum site area of the overall development shall be two (2) acres. All developments shall meet the minimum site area. However, within the development internal divisions of property may be allowed which are in conformity with the approved development plan reviewed and approved by the Planning Commission. There shall be no minimum lot area for those internal divisions of the development provided that within the entire approved development all requirements of 11-507 are met.
  2. The minimum yard requirements shall be the set-backs required for the zone where development is located. These set-backs shall apply to periphery boundaries of the development and not to internal divisions of the property or individual buildings within the development.
- E. Administrative Procedures for Zero Lot Line Development. Development shall follow the following procedures: (1) submission of sketch site plan and request for rezoning of the property if such a rezoning would be required; (2) review and approval by the Planning Commission of Preliminary Development Plans; (3) issuance of building permits; (4) review and approval by the Planning Commission of Final Development Plans; and (5) issuance of Certificate of Occupancy.
  1. Zoning Amendment and Sketch Site Plan. An application for such a development shall include a sketch plan, which shall indicate tentative building size, shape and location, general parking arrangement, access to public streets, including driveway entrance and exit points. The sketch site plan shall also show the relationship between the proposed development and traffic arteries, neighboring land uses, available community services such as sewer, water, etc., general drainage patterns, and topographic features.

2. Preliminary Development Plan.

a. Within one (1) year after receiving approval for the proposed development as stated in 1. above, and before any construction or site development shall take place the developer shall make application for review and approval of a Preliminary Development Plan. If application has not been made within one (1) year and an extension of time has not been granted by the Planning Commission, the Planning Commission may require a new sketch plan be submitted and approved prior to approval of a Preliminary Development Plan.

b. Preliminary Development Plan shall show the following features in addition to the requirements set forth in Section 11-1101, *et seq.* concerning site plan review:

The location and materials of walls, fences, screens, and landscaping.

The location, size, height, and orientation of all signs.

The location, size, height, and orientation of all exterior lighting.

All agreements or provisions for commonly owned, leased or used parking and access, as well as other commonly owned or leased areas, and agreements or provisions for the maintenance of these areas.

F. Issuance of Building Permit. The developer shall obtain a building permit based upon the approved Preliminary Development Plan. Any substantial deviation from the approved Preliminary Development Plan shall constitute a violation of the building permit authorizing construction and the building inspector shall be authorized to halt development of the project until the Planning Commission has approved any changes in the Preliminary Development Plan.

G. Final Development Plan. The Planning Commission shall approve the Final Development Plan, which may be submitted at the same time as the Preliminary Development Plan. The Final Development Plan shall show the development of the site as actually constructed. Such Final Development Plan shall be approved by the Planning Commission before a Certificate of Occupancy can be issued.

H. Certificate of Occupancy. A Certificate of Occupancy shall not be issued by the Building Inspector until all Building Code Requirements are met and the development conforms to the Final Development Plan approved by the Planning Commission (Ord. 2023, 04 /07/11).