

CHAPTER 10  
(IB) INTERMEDIATE BUSINESS DISTRICT

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CHAPTER 10  
IB INTERMEDIATE BUSINESS DISTRICT  
(3076-09/04/2001)

14-1001. IB INTERMEDIATE BUSINESS DISTRICT

This district is intended to provide for more intensive commercial activities within areas specifically designed to accommodate these activities.

14-1002. USES PERMITTED (3227-08/02/2005)

1. Accessory structures/buildings.
2. Appliance Stores.
3. Architects' and Artists' Studios.
4. Architectural Offices.
5. Automobile Detailing/Car Wash.
6. Automobile Parts Store. (2649-10/01/1991)
7. Automobile Rental Agencies. (2716-10/19/1993)
8. Automobile Sales Agencies (New and Used).
9. Bakery Goods Store.
10. Bank.
11. Beauty Shops/Barber Shops.
12. Book Store.
13. Brokerage Companies.
14. Candy Store.
15. Clothing Store.
16. Delicatessen.
17. Dentists.
18. Doctors.
19. Drug Store/Pharmacies/Apothecaries.
20. Dry Cleaning Pick-up Station.
21. Engineers.
22. Farm and Implement Sales Agencies.
23. Feed and Farm Stores.
24. Florist Shop.
25. Fruit Market.
26. Funeral Homes.
27. Gasoline Service Station/Convenience Stores.
28. Grocery Store.
29. Hardware Store.
30. Health Salon.
31. Hotels.
32. Ice Cream Store.
33. Insurance Agencies.
34. Jewelry Store.
35. Laundry Pick-Up Station.
36. Laundry, Self-Service.
37. Lawyers.
38. Loan Company.
39. Masseurs.
40. Meat Market.
41. Medical Offices.

42. Mini-Storage Rental Warehouse Units.
43. Motels.
44. News Stand.
45. Optometrists.
46. Parking Lots and/or Parking Garages.
47. Pawnbroker.
48. Plant and Flower Nurseries (retail and wholesale).
49. Private Clubs.
50. Psychiatrists.
51. Psychologists.
52. Radio Store and/or Repair Shop.
53. Real Estate Agencies.
54. Restaurant.
55. Shoe Store and/or Repair Shop.
56. Shopping Centers/Malls.
57. Tailor Shop.
58. Television Store and/or Repair Shop.
59. Theater.
60. Trailer Sales Agency.
61. Truck Sales Agency.
62. Trust Companies.
63. Variety Store.

14-1003. USES PERMITTED ON REVIEW (3227-08/02/2005)

1. Animal Clinics and/or Hospitals.
2. Automobile Repair Shops.
3. Bed and Breakfast operations (see section 14-1009).
4. Bonding companies.
5. Bottling Works.
6. Catering Services. (2851-09/17/1996)
  - a. Not more than twenty percent (20%) of the floor area of the principal and accessory buildings shall occupy such use.
  - b. No external alterations or evidence of such occupations existence shall be visible outside the residence.
  - c. No trucks or service vehicles shall have signs or indication of such occupation or be parked outside the residence.
  - d. Certification by the Hamblen County Health Department shall be required.
  - e. Upon complaint of any neighbor within viewing distance of this residence, a review to show cause shall be conducted by the Board of Zoning Appeals with revocation of the "Use on Review" status being the consideration at hand.
7. Cemeteries. (2806-07/18/1995)
8. Churches, Synagogues, Temples, and other Places of Worship.
9. Convalescent and Nursing Homes.
10. Country Clubs and Golf Courses (public or private)
11. Dog Grooming operation/Kennel operation. (2947-06/02/1998)
12. Exterminators/Pest Control Agencies.
13. Governmental (or Public) Buildings.
14. Group Home.
15. Home Occupation.

16. Human Care Clinics and/or Hospitals.
17. Institutions for Medical Education.
18. Kindergartens and Child Nurseries, provided that there are not more than six (6) pupils and provided that said activities are conducted as a customary home occupation.
19. Kindergartens and Child Nurseries with more than six (6) pupils.
20. Light Printing.
21. Methadone Treatment Clinic or Facility (3169-03/02/2004)
  - a. The consideration for approval by the Planning Commission of a methadone treatment clinic or facility shall be contingent upon the receipt of the appropriate license and certificate of need by the State of Tennessee.
  - b. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use of Review approval along with the license of the applicant, certificate of need, site plan, survey or other information deemed reasonable by the Planning Commission for use in making a thorough evaluation of the proposal.
  - c. The clinic or facility shall be located on and have access to a Principal Arterial street.
  - d. Measurement shall be made in a straight line on the Morristown Zoning Map from the nearest property line of the lot on which the methadone treatment clinic or facility is situated to the nearest property line of the following uses:
    1. The clinic or facility shall not be located within five hundred (500) feet of a school, day care facility, park, church, mortuary or hospital.
    2. The clinic or facility shall not be located within five hundred (500) feet of any establishment that sells alcoholic beverages for either on- or off- premises consumption.
    3. The clinic or facility shall not be located within five hundred (500) feet of any area devoted to public recreation activity.
    4. The clinic or facility shall not be located within five hundred (500) feet of any amusement catering to family entertainment.
    5. The site shall not be less than four hundred (400) feet of any residentially zoned property at the time of approval.
    6. The site shall not be less than one-half (1/2) mile from any other methadone treatment clinic or facility.
22. Monument Sales and Service. (2426-05/13/1985)
23. Mortuaries.
24. Orphanages.
25. Parish houses.
26. Parsonages.
27. Public Parks and other Recreational Facilities.
28. Residential Dwellings (one-family); needs Planning Commission approval.
29. Residential Dwellings (two-family); needs Planning Commission approval.
30. Residential Dwellings (multi-family); with Planning Commission approval.
31. Roomers, the taking of, provided that no more than two (2) rooms are used for such purposes.
32. Rooming or boarding house.
33. Schools (public or private).
34. Towing as an accessory use for an automobile repair shop. (2983-04/23/1999)
35. Truck Terminals, provided that the overall site plan for such development be reviewed and approved by the Morristown Planning Commission and is found not to conflict with the intent of this zoning district. (2558-11/15/1988)
36. Uniform Specialty Shops.
37. Upholstery Shops. (2240-10/07/1980)
38. Welding Supply. (2426-05/13/1985)

39. Wholesale and distributing centers not involving over 5,000 square feet for storage of wares to be wholesaled or distributed, nor the use of any delivery vehicle rated at more than 1-1/2 ton capacity, nor a total of more than five (5) delivery articles.
40. Adult Oriented Establishments: Because adult oriented establishments have a deteriorating effect on property values, create higher crime rates in the area, create traffic congestion, and depress nearby residential neighborhood conditions these activities will only be permitted when minimum conditions can be met (2488-11/04/1986). The following minimum conditions must be complied with for a site to be approved for adult oriented establishments:
  - a. The site shall not be less than four hundred (400) feet from any residentially zoned property at the time of approval for an adult entertainment activity.
  - b. The site shall not be less than five hundred (500) feet from any amusement catering to family entertainment.
  - c. The site shall not be less than five hundred (500) feet from any school, daycare center, park, church, mortuary or hospital.
  - d. The site shall not be less than five hundred (500) feet from any area devoted to public recreation activity.
  - e. The site shall not be less than one-half (1/2) mile from any other adult entertainment business site.
  - f. Measurement shall be made from the nearest recorded property line of the lot on which the adult oriented establishment is situated to the nearest property line or boundary of the above mentioned uses, measuring a straight line on the Morristown Zoning Map.
  - g. The site shall be located on a designated arterial or collector street facility.
  - h. The site shall comply with off-road parking requirements as regulated by Section 14-216 of the Municipal Code of the City of Morristown.
  - i. Maps showing existing land use and zoning within one-quarter (1/4) mile of the proposed site should be submitted with an application for Use-On-Review approval along with site plans, surveys, or other such special information as might reasonably be required by the Planning Commission for use in making a thorough evaluation of the proposal. (2488- 11/04/1986)

14-1004. LOT AREA

There is no minimum lot size within the IB District, however, all other applicable provisions within the Zoning Ordinance must be in compliance for the proposed use.

14-1005. LOT WIDTH

The minimum lot width, for any lot, shall be sixty-five (65) feet at the building line.

14-1006. SETBACKS

1. Front-Yard: The minimum front yard setback shall be thirty-five (35) feet to the front yard line.
2. Rear-Yard:
  - a. The minimum rear yard setback shall be ten (10) feet; or
  - b. If the rear lot line is adjacent to a lot in any residential district, then the minimum rear yard setback shall be twenty (20) feet; or
  - c. If the rear yard lot line is adjacent to a right-of-way of an alley, then the rear yard setback shall be five (5) feet.

3. Side-Yard:

- a. The minimum side yard setback shall be fifteen (15) feet; or
- b. If the side lot line is adjacent to a right-of-way of an alley, then the minimum side yard setback shall be five (5) feet.

14-1007. BUILDING AREA

The principal building and accessory building, on any lot, shall not cover more than seventy-five percent (75%) of the total area of said lot.

14-1008. BUILDING HEIGHT

1. The maximum building height is four (4) stories or forty-five (45) feet.
2. Churches, schools, hospitals, sanatoriums, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required in the district is increased one (1) foot for each two (2) feet by which the height of such public or semi-public building exceeds the prescribed height limit.

14-1009. PROVISIONS GOVERNING BED AND BREAKFAST OPERATIONS (2630-06/18/1991)

1. Size of Operation:

- a. Home-stay operation (1-3 rooms involved).
- b. Commercial operation (4-12 rooms involved-requires Health Department Inspection and Approval).

2. Parking Requirements:

- a. (1-3 rooms): Two (2) spaces for the existing residence and one (1) space for each room for rent. The spaces for the rental rooms shall be landscaped and/or screened from the neighbors and street.
- b. (4-12 rooms): One (1) space for each two employees and one space for each room for rent. All spaces shall be included in an overall site plan of the development.

3. Signage: A two-foot maximum non-illuminated sign in the style of the unique or historic nature of the structure or area will be allowed.

4. Traffic: Traffic generated is a function of the size of the operation. This shall be judged in accordance with the nature of the neighborhood, street capacity and existing traffic congestion.

5. Neighborhood Compatibility: This must be reviewed on a case by case basis and must take into consideration but not limited to the following:

- a. Utilize the unique or historic nature of the dwelling or area as a theme of the operation.
- b. On a small home-stay operation (1-3 rooms), no visible outside evidence of a non-residential nature should be seen from the street or neighbors.
- c. Food served on large operations (4-12 rooms) inspected by the Hamblen County Health Department.
- d. Food served on a small operation (1-3 rooms) should contain no homemade, grown or produced milk, vegetables, meats, fowl or fish; and all kitchen utensils, work areas, and plates and glasses must be clean and sanitary.

6. Length of Stay: The maximum length of stay by one individual at one continuous stretch shall be seven (7) days.
7. Prohibited Uses: The small operation (1-3 rooms) shall not be utilized for the following functions:
  - a. Receptions
  - b. Parties
  - c. Weddings
  - d. Club Meetings
  - e. Servings meals to other than overnight borders.