

TABLE I USES PERMITTED IN ZONING DISTRICTS OF THE TOWN OF SHELBYVILLE, TENNESSEE												
<u>Amended</u>												
Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
RESIDENTIAL-DWELLING												
Amended 3/13/2008												
Single Family Attached	x	x	x	x	C	C	C					
Single Family Detached	x	x	x	x								
Duplex (Two Family)			x	x								
Multi-Family				x	x	x						
Mobile Home												x
SEMI-TRANSIENT RESIDENTIAL ACTIVITIES												
Boarding Home			c	x								
Rooming House			c	x								
GOVERNMENT ADMINISTRATIVE SERVICES												
City, County, State, Federal Offices				c	x	x						
Civil Defense Facilities	c	c	c	c	x	x	x					
Court Buildings			c	c	x	x						
Fire Department	c	c	c	c	x	x	x					
Police Department	c	c	c	c	x	x	x					
Post Office			c	c	x	x						
COMMUNITY ASSEMBLY												
Civic, Social, Fraternal, & Philanthropic Association				c	x	x		x				
Private Clubs (Nonprofit)				c	x	x		x				
Lodges, Meeting Halls (Other than Labor Union Halls)				c	x	x		x				
Recreation Centers				c	x	x		x				
Temporary Nonprofit Festivals				c	x	x		x				
EDUCATIONAL FACILITIES												
Primary & Secondary Schools	c	c	c	c		x						
x - permitted												
c - conditional (Board of Zoning Appeals)												
c1 - conditional (Planning Commission)												

Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
CULTURAL & RECREATIONAL												
Art Galleries (Non-Commercial)	c	c	c	c	x	x						
Libraries	c	c	c	c	x	x	x					
Museums	c	c	c	c	x	x						
Parks, Playgrounds & Athletic Fields	c	c	c	c		x						
Recreational Centers, & Gyms (Public Non-profit)	c	c	c	c	c	x						
Swimming Pools & Beaches	c	c	c	c		x						
Yachting Clubs (Private)	c	c	c	c		x						
Zoological & Botanical Gardens (Non-Commercial)	c	c	c	c	c	x						
PUBLIC TRANSPORT & UTILITY SERVICES												
Electrical & Gas Substations	x	x	x	x	x	x	x	x	x			
Gas, Electric, Water & Sewer Systems												
Pumping Stations for Water & Sewer Systems	x	x	x	x	x	x	x	x	x			
Rights-of-Way for all modes of Transportation	x	x	x	x	x	x	x	x	x			
Sewage Collection Lines	x	x	x	x	x	x	x	x	x			
Telephone Switching Facilities	x	x	x	x	x	x	x	x	x			
EXTENSIVE IMPACT FACILITIES												
Airports, Air Cargo Terminals Heliports, Helistops or any other Aeronautical Devices								x	x			
Detention or Correction Institutions										c		
Electricity Generating Facilities									x			
Major Mail Processing Centers									x			
Major Petroleum & Natural Gas Transmission Lines & Facilities									x			
Marine Terminals									x			

x - permitted

c - conditional (Board of Zoning Appeals)

c1 - conditional (Planning Commission)

Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Motion Picture & Television Production Lots									x			
Railroad Terminals, Railroad Yards & Other Transportation Equipment, Marshalling & Storage Yards									x			
HEALTH CARE FACILITIES												
Center for Observation & Rehabilitation						x						
Convalescent Homes						x						
Hospitals						x						
Medical Clinics						x						
INTERMEDIATE IMPACT FACILITIES												
Cemeteries	c	c	c			c		c				
Columbariums & Mausoleums	c	c	c			c		c				
Boat Docks, Marinas, & Yacht Clubs	c	c	c			x		c			c1	
Golf Courses	c	c	c			x		c			c1	
Radio & Television Towers & Transmission Facilities	c	c	c			x		c			c1	
Water Storage Facilities	c	c	c			x		c			c1	
Water & Sewage Treatment Plant								c	x		c1	
SPECIAL & PERSONAL GROUP CARE FACILITIES												
Associations for Physically & Mentally Handicapped			c	c		x						
Day Care Centers			c	c		x	x					
Family Day Care Homes (Limited Child Care) Under 12	c	c	c	x		x	x					
Family & Group Care Facilities			c	c		x						
Nursing Homes			c	c		x	x					
Retirement or Rest Homes			c	c		x	x					
RELIGIOUS FACILITIES												
Chapels	c	c	c	c	c	x	x	x				

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Churches	C	C	C	C	C	X	X	X				
Convents & Monasteries	C	C	C	C	C	X	X	X				
Sanctuaries	C	C	C	C	C	X	X	X				
Synagogues	C	C	C	C	C	X	X	X				
Temples	C	C	C	C	C	X	X	X				
ANIMAL CARE												
Veterinary Clinics						C	C	X	X			
Kennels						C		X	X			
AUTOMOTIVE PARKING												
Auto Parking Lots					X	X					C1	
Parking Garages					X	X					C1	
AUTOMOTIVE SERVICE & REPAIR												
Auto Glass Repair & Replacement Shops						X						
Auto Inspection & Diagnostic Services						X						
Auto Paint Shops						X						
Auto Towing Services						X						
Amended 9-11-97 Auto Cleaning & Repair Services						X		X	X			
Bus Maintenance & Repair Shops						X						
Car Washes						X	X					
Radiator & Muffler Shops						X						
Tire Retreading & Repair Shops						X						
Wheel Alignment & Transmission Repair Shops						X						
BUILDING MATERIALS & FARM EQUIPMENT SALES												
Farm Equipment & Supplies						X			X			
Feed Milling & Sales									X			
Heating, Plumbing & Electrical Supplies					X	X			X			
Lumber & Other Building Material Dealers						X			X			
Retail Nurseries						X	X		X			

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Lawn & Garden Supply Stores					x	x	x		x			
Seed Storage & Sales						c			x			
CONTRACT CONSTRUCTION SERVICES												
Builder's Hardware						x		x	x			
Carpentering Contractors								x	x			
Concrete Contractors								x	x			
Excavation Contractors								x	x			
General Building Contractors								x	x			
Glazing Contractors						x		x	x			
Highway and Street Construction Contractors								x	x			
Masonry, Stonework, Tile Setting, and Plastering Contractors								x	x			
Painting, Paper Hanging, and Decorating Services						x		x				
Plumbing, Heating, and Electrical Contractors						x		x	x			
Roofing and Sheet Metal Contractors								x	x			
CONVENIENCE COMMERCIAL												
Bakeries					x	x	x					
Amended 11-16-93 Barber Shops					x	x	x					
Amended 11-16-93 Beauty Shops					x	x	x					
Candy, Nut and Confectionary Stores					x	x	x					
Convenience Markets where gasoline may be sold					x	x	x					
Dairy Products						x	x					
Drug Stores					x	x	x					
Fruit Stores					x	x	x					
Hardware Stores					x	x	x					
Health Spas					x	x	x					

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Laundry, Cleaning and Garment Services					x	x	x					
Liquor Stores					x	x	x					
Meat and Fish Markets					x	x	x					
News Stands					x	x	x					
Shoe Repair Shops					x	x	x					
Vegetable Markets					x	x	x					
CONSUMER REPAIR SERVICES												
Blacksmith Shops						x	x		x			
Electrical Repair Shops						x	x		x			
Gunsmith Shops					x	x		x				
Instrument Repair Shops					x	x		x				
Lawnmower Repair Shops					x	x		x				
Office Equipment Cleaning & Repair					x	x		x				
Refrigeration & Air Conditioning Repair					x	x		x				
Reupholstery & Furniture Repairs					x	x	x	x				
Saddlery Repair Shops					x	x		x				
Watch, Clock & Jewelry Repair					x	x	x	x				
Welding Shops					x	x		x	x			
ENTERTAINMENT & AMUSEMENT SERVICES												
Golf Courses & Driving Ranges						x					c1	
Art Galleries Commercial					x	x						
Bowling Alleys					x	x						
Billiard Parlors					x	x						
Coin Operated Amusements & Arcades					x	x						
Riding Stables					x	x						
Sexually Oriented Business					x	x				c		
Skating Facilities					x	x						
Swimming Pools & Beaches					x	x						
Tennis Courts					x	x						
Dance Halls					x	x						
Exhibition Halls & Commercial Auditoriums					x	x						
Botanical & Zoological Gardens					x	x						

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Marinas, Boat Docks & Boat Rentals					x	x						
Motion Picture Theaters					x	x						
Motion Picture Theaters Drive-Ins					x	x						
Recording & Television Production Studios					x	x						
Theaters-Legitimate					x	x						
Theatrical Producers, Bands, Orchestras & Entertainers					x	x						
FINANCIAL, INSURANCE, REAL ESTATE, & CONSULTING SERVICES												
Agricultural Credit Insurance					x	x						
Banking, Banks Related Functions					x	x	c					
Credit Unions					x	x						
Holding & Investment Organizations					x	x						
Installment Sales Finance Companies					x	x						
Insurance Sales & Service					x	x						
Money Management & Investment Offices					x	x						
Real Estate Brokers, Managers, & Appraisers					x	x						
Rediscount & Financing Institutions for Credit Agencies other than Banks					x	x						
Savings & Loan Association					x	x						
Securities, Commodities Brokers, Dealers, & Exchanges					x	x						
Title Offices					x	x						
FOOD & BEVERAGES SERVICES												
Cafes					x	x		x				
Cafeterias					x	x		x				
Restaurants					x	x		x				
Taverns					x	x		x				

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FOOD SERVICE DRIVE-IN												
Drive-In Restaurant						x		x				
Fast Food Restaurant					x	x		x				
GENERAL BUSINESS SERVICES												
Advertising Agencies & Services					x	x						
Bus & Passenger Transit Terminals					x	x						
Commercial Cleaning Services					x	x		x				
Commercial Testing Laboratories					c	x		x				
Radio & Television Broadcasting Studios					x	x		x				
Telegraph Offices					x	x						
Message Centers					x	x						
Telephone Exchanges & Relay Towers					c	x		x				
Television & Recording Production Studios					x	x		x				
Computer & Data Processing Services					x	x		x				
Credit Reporting Agencies					x	x						
Adjustment & Collection Agencies					x	x						
Detective Agencies					x	x						
Protective Services					x	x						
Drafting Services					x	x						
Employment, Personnel & Temporary Help Services					x	x						
Exterminating Services					x	x		x				
Interior Decorating & Consulting Services					x	x						
Mailing Reproduction & Commercial Art Services					x	x						
Management, Consulting & Public Relations Services					x	x						
Automobile Clubs					x	x						
Better Business Bureau					x	x						
Chamber of Commerce					x	x						
Labor Unions					x	x						
Political Organizations					x	x						

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Professional Associations					X	X						
News Syndicates					X	X						
Photo-finishing Services					X	X						
Research & Development Labs					X	X						
Trading Stamp Services					X	X						
Travel Agencies					X	X						
Vehicular & Equipment Rental & Leasing Services						X						
GENERAL PERSONAL SERVICES												
Funeral Services					X	X						
Crematory Services					X	X						
Catering Services					X	X	X					
Clothing Rental & Repair					X	X	X					
Photographic Studios					X	X	X					
Hat Cleaning Shops					X	X	X					
Art & Music Schools					X	X	C					
Barber & Beauty Schools					X	X	C					
Dancing Schools					X	X	C					
Driving Schools						X						
Athletic Clubs					X	X	C					
GENERAL RETAIL TRADE												
Antique Stores					X	X	X					
Second Hand Merchandise Stores (no exterior display or storage)					C	X						
Automotive parks (No Exterior Storage)					X	X	X					
Book & Stationery Stores					X	X	X					
Camera Stores					X	X	X					
Children's & Infant's Stores					X	X	X					
Department Stores					X	X						
Drapery, Curtain & Upholstery Stores					X	X	X					
Family Clothing Stores					X	X	X					
Flooring Covering Store					X	X						
Florists					X	X	X					
New Furniture Shops					X	X						
Furriers & Fur Shops					X	X	X					
Gifts Shops					X	X	X					
Grocery Stores					X	X	X					

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Hardware Stores					x	x	x					
Hobby, Toy & Game Stores					x	x	x					
Household Appliance Stores					x	x						
Jewelry Stores					x	x	x					
Luggage Shops					x	x	x					
Men's & Boy's Clothing & Furnishing Stores					x	x	x					
Miscellaneous Apparel Stores					x	x	x					
Bathing Suit Stores					x	x	x					
Custom Tailors					x	x	x					
Shirt Shops					x	x	x					
Sports Apparel Stores					x	x	x					
Uniform Stores					x	x	x					
Direct Selling Organizations					x	x						
Mail Order Houses					x	x	x					
Bedding & Linen Stores					x	x	x					
Cookware Stores					x	x	x					
Cutlery Stores					x	x	x					
Glassware & China Shops					x	x	x					
Lamp & Shade Shops					x	x	x					
Paint & Wallpaper Stores					x	x						
Music Stores					x	x	x					
News Stands					x	x	x					
Radio & Television Stores					x	x						
Sewing & Piece Good Stores					x	x	x					
Shoe Stores					x	x	x					
Sporting Goods Stores					x	x	x					
Tobacco Shops					x	x	x					
Variety Stores					x	x						
Women's Accessory & Specialty Storges					x	x	x					
Women's Ready-to-Wear Stores					x	x	x					
GROUP ASSEMBLY												
Amusement Parks & Fairgrounds								c	c		c1	
Commercial Resorts								c	c		c1	
Commercial Sports Arenas & Playing Fields								c	c		c1	
Race Tracks (Auto, Motorcycle, Dog & Horse)								c	c		c1	
Schools for Profit						x		c				

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Colleges & Universities					c	x		c				
Technical & Trade Schools					c	x		c				
PROFESSIONAL SERVICES MEDICAL												
Chiropractors Offices					x	x	x					
Dental Offices & Laboratories					x	x	x					
Medical Laboratories					x	x	x					
Optometrists					x	x	x					
Physicians' Offices & Clinics (Out-patient Services)					x	x	x					
Psychologist & Psychotherapists					x	x	x					
Medical Facilities					x	x	x					
PROFESSIONAL SERVICES NON-MEDICAL												
Accounting Auditing & Bookkeeping Services					x	x						
Artists Studios					x	x						
Attorneys & Law Offices					x	x						
Consulting Scientists					x	x						
Educational & Scientific Research Services					x	x						
Engineering & Architectural Services					x	x						
Songwriters & Music Arrangers					x	x						
Urban Planning Services					x	x						
Writers & Lectures					x	x						
TRANSIENT HABITATION												
Bed and Breakfast Facilities	c	c	c	c		c	c					
Hotels, Motels					x	x						
Tourist Homes or Courts					x	x						
Sporting & Recreational Vehicular Camps (Commercial Campgrounds)						x			c			
VEHICULAR, MARINE CRAFT, AIRCRAFT & RELATED EQUIPMENT SALES, RENTAL AND DELIVERY												

x - permitted

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Aircraft Dealers					x	x						
Boat Dealers					x	x						
Gasoline Service Stations						x						
Motor Vehicle Dealers Amended 8/14/1990					x	x		x				
Motorcycle Dealers					x	x						
Recreational & Utility Trailers Dealers					x	x						
WAREHOUSING, GOODS TRANSPORT & STORAGE												
Freight Forwarders								x	x			
General Warehousing								x	x			
Household Goods Storage								x	x			
Local & Long Distance Trucking Terminals								x	x			
Mini-warehouses* Amended 10/17/1995						c		x	x			
Packing & Crafting Services								x	x			
Refrigerated Warehousing								x	x			
Truck Terminals & Freight Handling								x	x			
WHOLESALE SALES												
Apparel Piece Goods & Notions								x	x			
Beer, Wine, & Distilled Alcoholic Beverages								x	x			
Chemical & Allied Products								x	x			
Drugs, Drug Proprietaries & Sundries								x	x			
Electrical Good & Appliances								x	x			
Farm Products, Raw Materials								x	x			
Farm Supplies								x	x			
Furniture & Home Furnishings								x	x			
Groceries & Related Products								x	x			
Hardware, Plumbing, Heating Equipment & Supplies								x	x			
Lumber & Other Construction Materials								x	x			
Machinery, Equipment & Supplies								x	x			
Metals & Minerals								x	x			
Motor Vehicle & Automotive Parts & Supplies								x	x			
Paints, Varnishes & Supplies								x	x			
Paper & Paper Products								x	x			

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Sporting & Recreation Goods								x	x			
Photographic & Hobby Goods								x	x			
Tobacco & Tobacco Products								x	x			
Toys & Supplies								x	x			
MANUFACTURING LIMITED INDUSTRIAL												
Apparel Accessories								x	x			
Art Objects								x	x			
Bakery Goods								x	x			
Beverages (Non-Alcoholic)								x	x			
Dairy Products								x	x			
Instruments for Scientific Medical, Engineering & Other Professional Purposes								x	x			
Optical Instruments & Lenses								x	x			
Printed Matter								x	x			
Signs								x	x			
Book Binding								x	x			
Data Processing Service								x	x			
Photocopying								x	x			
Precision Machining of Dies, Jigs, & Fixtures								x	x			
Printing								x	x			
Publishing								x	x			
Recording Pressing								x	x			
Upholstering								x	x			
MANUFACTURING EXTENSIVE												
Cotton Seed Oil									x			
Organic Fertilizers									x			
Abrasive, Asbestos, & Non-Metallic Mineral Processing									x			
Asphaltic Cement Plants										c		
Automobile Wrecking Yards										c		
Cement and/or Concrete Plants										c		
Chemical Manufacturing in Excess of 1 ton per day									x			
Cotton Ginning									x			
Fat Rendering									x			
Foundries									x			

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Uses Permitted	R-1	R-2	R-3	R-4	C-1	C-2	C-3	I-1	I-2	I-3	F-1	MHP
Grain Milling									x			
Junk Yards										c		
Offal Processing									x			
Lumber & Wood Products Manufacturing									x			
Meat Products Manufacturing									x			
Dying & Finishing of Textiles									x			
Primary Metal Industries												
Automotive, Truck, & Vehicle Assembly Manufacturing									x			
Ordinance and Accessories Manufacturing										c		
AGRICULTURAL SERVICES												
Crop Drying, Storage, Processing Services									x			
Crop Planting, Cultivating & Protection Services									x			
Horticultural Services									x			
Soil Preparation Services									x			
Veterinary Services for Livestock									x			
Crop & Animal Raising											c1	
FEED LOTS AND STOCKYARDS												
Feed Lots									c			
Stockyards									c			
MINING & QUARRYING												
Chemical Fertilizer & Non-Metallic Mineral Mining										c		
Clay, Ceramic & Refractory Minerals										c		
Coal Mining										c		
Crude Petroleum & Natural Gas Production & Field										c		
Metal Ore & Mineral Mining										c		
Sand & Gravel Quarrying										c		
Stone Quarrying										c		
PLANT & FOREST NURSERIES												
Forest Nursery							x				c1	
Plant & Forest							x				c1	

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