

A. **District Intent.** The B-4 South 27th Street Business District is intended to:

1. Accommodate business establishments located exclusively along the South 27th Street corridor. Thus, all property in the B-4 District shall directly abut the South 27th Street right-of-way. The B-4 District is not intended to be used in any area of the City of Franklin other than the South 27th Street corridor.
2. Accommodate a wide-range of retail business and complementary uses to serve a trade area reaching out several miles or more and embracing a large segment of an URBAN, SUBURBAN and RURAL region including areas located outside of the City of Franklin or its immediate surrounding municipalities.
3. Be characterized by business establishments that have on-site parking for customer automobiles.
4. Accommodate the clustering of buildings on parcels of land under individual or multiple ownership.

While the off-street parking requirements for the B-4 District have a tendency to promote an AUTO-URBAN character, the various other requirements of the B-4 District are established to increase its compatibility with a SUBURBAN character as set forth in the City of Franklin Comprehensive Master Plan.

B. **District Standards.** The B-4 District is further intended to have the development standards as set forth in Table 15-3.0304.

C. **Permitted, Accessory, and Special Uses.** See Sections 15-3.0603, 15-3.0605, 15-3.0606, 15-3.0607, 15-3.0608, 15-3.0609, Division 15-3.0700, Section 15-3.0703, and Division 15-3.0800.

Table 15-3.0603 (continued)

| SIC | | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | CC | VB | I-1 | P-1 | M-1 | M-2 | BP | A-1 | A-2 | M-3 | L-1 | PDD |
|-----------|-----------------------------------------------------------|-----|-----|-----|-----|-----|-----|----|----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|
| 75 | AUTO REPAIR, SERVICES, AND PARKING | | | | | | | | | | | | | | | | | | |
| 751 | Automotive Rentals, No Drivers | | | | S | S | | | | | | S | S | | | | | | S |
| 7513 | Truck rental and leasing, no drivers | | | | S | S | | | | | | S | S | | | | | S | S |
| 7514 | Passenger car rental | | | | S | S | | | | | | S | S | | | | | | S |
| 7515 | Passenger car leasing | | | | S | S | | | | | | S | S | | | | | | S |
| 7519 | Utility trailer rental | | | | S | S | | | | | | S | S | | | | | | S |
| 752 | Automobile Parking | | | | | | | | | | | | | | | | | | |
| 7521 | Automobile parking | | | | S | S | | | | | | S | S | | | | | | S |
| 753 | Automotive Repair Shops | | | | | | | | | | | | | | | | | | |
| 7532 | Top & body repair & paint shops | | | | S | S | | | | | | S | S | | | | | S | S |
| 7533 | Auto exhaust system repair shops | | S | S | S | S | | | | | | | | | | | | S | S |
| 7534 | Tire retreading and repair shops | | S | S | S | S | | | | | | | S | | | | | S | S |
| 7536 | Automotive glass replacement shops | | S | S | S | S | | | | | | | S | | | | | S | S |
| 7537 | Automotive transmission repair shops | | S | S | S | S | | | | | | | | | | | | S | S |
| 7538 | General automotive repair shops | | S | S | S | S | | | | | | S | S | | | | | | S |
| 7539 | Automotive repair shops, not elsewhere classified | | S | S | S | S | | | | | | | | S | | | | | S |
| 754 | Automotive Services, Except Repair | | | | | | | | | | | | | | | | | | |
| 7542 | Carwashes | | S | S | S | S | | | | | | S | | | | | | | S |
| 7549 | Automotive services, not elsewhere classified | | S | S | S | S | | | | | | S | | | | | | | S |
| 76 | MISCELLANEOUS REPAIR SERVICES | | | | | | | | | | | | | | | | | | |
| 762 | Electrical Repair Shops | | | | | | | | | | | | | | | | | | |
| 7622 | Radio and television repair | P | P | P | P | | | | S | | | P | P | | | | | | P |
| 7623 | Refrigeration service and repair | | | | | | | | | | | P | P | | | | | | |
| 7629 | Electrical repair shops, not elsewhere classified | | | | | | | | | | | P | P | | | | | | |
| 763 | Watch, Clock, and Jewelry Repair | | | | | | | | | | | | | | | | | | |
| 7631 | Watch, clock, and jewelry repair | P | P | P | P | | | P | P | | | | P | | | | | | P |
| 764 | Reupholstery and Furniture Repair | | | | | | | | | | | | | | | | | | |
| 7641 | Reupholstery and furniture repair | P | P | P | | | | S | P | | | | P | | | | | | |
| 769 | Miscellaneous Repair Shops | | | | | | | | | | | | | | | | | | |
| 7692 | Welding repair | | | | | | | | | | | P | P | | | | | | |
| 7694 | Armature rewinding shops | | | | | | | | | | | P | P | | | | | | |
| 7699 | Repair services, not elsewhere classified | | P | | | | | | | | | S | P | | | | | | |
| 78 | MOTION PICTURES | | | | | | | | | | | | | | | | | | |
| 781 | Motion Picture Production & Services | | | | | | | | | | | | | | | | | | |
| 7812 | Motion picture & video production | | S | | | | S | | | | | S | | S | | | | | S |
| 7819 | Services allied to motion pictures | P | P | P | | | P | | | | | | | | | | | | P |
| 782 | Motion Picture Distribution & Services | | | | | | | | | | | | | | | | | | |
| 7822 | Motion picture and tape distribution | P | P | P | | | | | | | | | | | | | | | |
| 7829 | Motion picture distribution services | P | P | P | | | | | | | | | | | | | | | |
| 783 | Motion Picture Theaters | | S | S | | S | S | | | | | | | | | | | | S |
| 7832 | Motion picture theaters, except drive-in | | S | S | | S | S | | | | | | | | | | | | S |
| 7833 | Drive-in motion picture theaters | | | | | | | | | | | | | | | | | | |
| 784 | Video Tape Rental | | | | | | | | | | | | | | | | | | |
| 7841 | Video tape rental | P | P | P | P | P | | | | | | | | | | | | | P |
| 79 | AMUSEMENT & RECREATION SERVICES | | | | | | | | | | | | | | | | | | |
| 791 | Dance Studios, Schools, and Halls | | | | | | | | | | | | | | | | | | |
| 7911 | Dance studios, schools, and halls | | P | S | | S | | | | P | | | | | | | | | S |
| 792 | Producers, Orchestras, Entertainers | | | | | | | | | | | | | | | | | | |
| 7922 | Theatrical producers and services | P | P | P | | | P | | | S | S | | | | | | | | P |
| 7929 | Entertainers & entertainment groups | | S | S | | S | | | | | | | | | | | | | S |
| 793 | Bowling centers | | | | | | | | | | | | | | | | | | |
| 7933 | Bowling centers | | P | P | S | S | | | | | | S | S | | | | | | S |
| 794 | Commercial Sports | | | | | | | | | | | | | | | | | | |
| 7941 | Sports clubs, managers, & promoters | | | | | | | | | | S | S | | | | | | | |
| 7948 | Racing, including track operation | | | | | | | | | | S | S | | | | | | | |
| 799 | Miscellaneous Amusement, Recreation Services | | | | | | | | | | S | S | | | | | | | |
| 7991 | Physical fitness facilities | | S | S | | | | | | | S | S | S | S | | | | | P |
| 7992 | Public golf courses | | | | | | | | | | S | S | S | | | | | | |
| 7993 | Coin-operated amusement devices | | P | P | | | | | | | | | | | | | | | |
| 7996 | Amusement parks | | | | | | | | | | S | S | S | | | | | | |
| 7997 | Membership sports & recreation clubs | | | | | | | | | | S | S | S | | | | | | |
| 7999 | Amusement and recreation, not elsewhere classified | | | | | | | | | | S | S | S | | | | | | |
| 80 | HEALTH SERVICES | | | | | | | | | | | | | | | | | | |
| 801 | Offices & Clinics of Medical Doctors | | | | | | | | | | | | | | | | | | |
| 8011 | Offices & clinics of medical doctors | P | P | P | | | P | S | S | P | | | | P | | | | | P |
| 802 | Offices & Clinics of Dentists | | | | | | | | | | | | | | | | | | |
| 8021 | Offices and clinics of dentists | P | P | P | | | P | S | S | P | | | | P | | | | | P |
| 803 | Offices of Osteopathic Physicians | | | | | | | | | | | | | | | | | | |
| 8031 | Offices of osteopathic physicians | P | P | P | | | P | | S | P | | | | | | | | | P |
| 804 | Offices of Other Health Practitioners | | | | | | | | | | | | | | | | | | |
| 8041 | Offices and clinics of chiropractors | P | P | P | | | P | S | S | P | | | | | | | | | P |
| 8042 | Offices and clinics of optometrists | P | P | P | | | P | S | S | P | | | | | | | | | P |
| 8043 | Offices and clinics of podiatrists | | P | P | | | P | S | S | P | | | | | | | | | P |
| 8049 | Offices of health practitioners, not elsewhere classified | P | P | P | | | P | S | S | P | | | | | | | | | P |
| 805 | Nursing and Personal Care Facilities | | | | | | | | | | | | | | | | | | |
| 8051 | Skilled nursing care facilities | | | | | | | | S | P | | | | | | | | | |
| 8052 | Intermediate care facilities | | | | | | | | S | P | | | | | | | | | |
| 8059 | Nursing and personal care, not elsewhere classified | | | | | | | | S | P | | | | | | | | | |

(Permitted Use = P, Special Use = S, Not Permitted = Blank)