

**ARTICLE VII**  
**USE PROVISIONS FOR BUSINESS DISTRICT**

**SECTION**

- 7.01 C-1 CENTRAL BUSINESS DISTRICT**
- 7.02 C-2 GENERAL COMMERCIAL DISTRICT**
- 7.03 C-3 SHOPPING CENTER DISTRICT**
- 7.04 C-4 COMMERCE CENTER ZONING DISTRICT**

**7.01 C-1 CENTRAL BUSINESS DISTRICT**

The C-1 zone is a high density commercial district established to protect present business and commercial uses, encourage the eventual elimination of uses inappropriate to the function of the central business area, and encourage intensive development of this zone as the shopping and business center of the Town of Spring City, Tennessee, and its surrounding trade area.

**7.01A USES PERMITTED**

1. Retail business or services which are compatible with the pedestrian-oriented environment of the Central Business District.
2. Automobile sales and service.
3. Hotels, motels.
4. Banks.
5. Communication facilities: newspaper, radio, or television.
6. Off-street parking lots.
7. Professional offices for doctors, lawyers, dentists, architects, artists, engineers, real estate agents, insurance agents and the like.
8. Public uses and structures, and public utility structures.
9. Restaurants, grills, or similar eating establishments.
10. Signs as regulated in Section 9.11

**7.01B USES PERMITTED ON APPEAL**

In the C-1 Central Business District, the following uses and their accessory uses not listed above may be permitted subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. Schools and churches.

2. Clubs and lodges.
3. Billboards.
4. Multi-family housing provided adequate parking is provided.

**7.01C USES PROHIBITED**

1. Single-family residential housing.
2. Industrial activities.
3. Any other use not specifically permitted or permissible on appeal.

**7.01D DIMENSIONAL REGULATIONS**

All uses permitted in the C-1 Central Business District shall comply with the following setback requirements except as provided in Section 10.06.

1. Front Yard:

No front yard shall be required in the C-1 Central Business District; however, a concrete sidewalk of not less than five (5) feet wide is required the full width of the structure.

2. Rear Yard:

Where a commercial building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty (30) feet in depth. The depth of a rear yard which abuts a residential district shall be not less than twenty-five (25) feet. In all other cases, no rear yard shall be required.

3. Side Yard:

No side yard shall be required except that a ten (10) foot buffer strip shall be required on any side which abuts a residential district, or a five (5) foot wide sidewalk the length of the structure shall be required on any side which abuts a public street.

4. Height Requirement:

No building shall exceed three (3) stories or forty (40) feet except as provided in Section 10.04.

**7.01E PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**7.01F OFF-STREET LOADING AND UNLOADING REQUIREMENTS**

As regulated in Section 9.04.

**7.01G ACCESS CONTROL**

As regulated in Section 9.01.

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**7.02 C-2 GENERAL COMMERCIAL DISTRICT**

The C-2 General Commercial District is established to provide medium density commercial centers to serve neighborhoods and community vehicular traffic of a non-regional nature. It is intended that such areas have properties with lot sizes, yards, performance and development standards sufficient to ensure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency of activities or customer attractiveness on adjacent lots.

**7.02A USES PERMITTED**

1. Any use permitted in the C-1 Central Business District.
2. Any retail business or service customarily serving residential neighborhoods.
3. Agricultural implement, sales, service, and repair.
4. Automobile sales, parts, and service.
5. Commercial recreation facilities.
6. Restaurants, grills, drive-ins, fast food establishments.
7. Gasoline service stations provided that all structures, including underground storage tanks, are placed not less than thirty (30) feet from any property line and that such use shall front on a major thoroughfare. Points of access and egress shall be located not less than twenty (20) feet from the intersection of a street right-of-way.
8. Sales and service of boats, mobile homes, and travel trailers.
9. Wholesale and storage businesses including building and material yards.
10. Laundry and dry cleaning establishments.