

4. Rear Yard:

Each lot shall have a rear yard of not less than ten (10) feet; where a commercial building is serviced from the rear there shall be provided a rear yard of not less than thirty (30) feet; the depth of a rear yard which abuts a residential district shall not be less than twenty-five (25) feet.

5. Lot Width:

Each lot shall have a width of not less than seventy-five (75) feet at the building setback line.

6. Height Restrictions: **(amended 9/7/06)**

No building or structure shall exceed three (3) stories or forty (40) feet except as provided in Section 10.04, and for freestanding signs as defined in Article IX (Signs, Billboards, and Other Advertising Structures), Section 9.11, (General Sign Regulations, All Districts) which shall not exceed fifty (50) feet in height.

**7.02E PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**7.02F OFF-STREET LOADING AND UNLOADING REQUIREMENTS**

As regulated in Section 9.04.

**7.02G ACCESS CONTROL**

As regulated in Section 9.01.

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**7.03 C-3 SHOPPING CENTER DISTRICT**

The C-3 Shopping Center District is established to provide areas for those specialized sales, travel accommodations, and activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles in major ways. It is the intent of this district to provide for the planned commercial development of shopping centers that do not contribute to the congestion of major roads.

**7.03A USES PERMITTED**

1. Any use permitted in the C-1 Central Business District and the C-2 General Commercial District.

2. Churches and Schools.
3. Truck stops.
4. Medical facilities: hospitals; clinics; public health centers; nursing homes; animal clinics.
5. Billboards.

**7.03B USES PERMITTED ON APPEAL**

1. Any use permitted on appeal in the C-1 Central Business District or the C-2 General Commercial District subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 12.07.
2. Any other commercial use which in the opinion of the Board of Zoning Appeals is similar in character and not detrimental to the intent of this district.

**7.03C DIMENSIONAL REGULATIONS**

The following requirements shall apply to all uses permitted in the C-3 Shopping Center District.

1. Lot Area:  

All lots shall be a minimum of fifteen thousand (15,000) square feet in area regardless of public water or sanitary sewer service.
2. Front Yard: **(amended 9/7/06)**  

The depth of the front yard shall be fifty (50) feet from any edge of the right-of-way, and a concrete sidewalk of not less than five (5) feet wide is required the full distance of the structure.
3. Side Yard:  

The width of any side yard which abuts a residential district shall not be less than twenty-five (25) feet. In all other cases, each side yard shall not be less than twenty (20) feet. However, in the case of a designated shopping center development, individually owned buildings may abut each other provided all other provisions of the C-3 District are complied with and there is the jointly utilized parking and ingress and egress points of access.
4. Rear Yard:  

Each lot shall have a rear yard of not less than thirty-five (35) feet.
5. Lot Width:

Each lot shall have a width of not less than one hundred (100) feet at the building line except in the case of buildings which abut each other. In such case, no lot shall be less than thirty-five (35) feet in width.

6. Height Restrictions:

No building or structure shall exceed two (2) stories or thirty (30) feet in height.

**7.03D PARKING SPACE REQUIREMENTS**

As regulated in Section 9.03.

**7.03E OFF-STREET LOADING AND UNLOADING REQUIREMENTS**

As regulated in Section 9.04.

**7.03F ACCESS CONTROL**

As regulated in Section 9.01.

**7.03G SCREENING AND LANDSCAPING**

The shopping center shall be permanently screened from adjoining residential districts by a wall, fence, evergreen hedge and/or other suitable enclosure of maximum height of seven (7) feet. A landscape area of at least ten (10) feet in depth, exclusive of any sidewalks, must be provided along street frontage and must be located between the curb line and a line parallel to and ten (10) feet inside the property line. The planning commission may waive the requirement for screening enclosure and/or screening area if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions.

**7.03H ADMINISTRATIVE PROCEDURES**

1. Prior to the issuance of any building permit in the C-3 Shopping Center District, the developer shall submit site plans of the proposed development to the planning commission, which shall be in adequate detail to determine compliance with the provisions of this section; and which shall show the arrangements of buildings, types of shops and stores, design and circulation pattern of the off-street parking area, landscaped yards, ornamental screening, service courts, utility and drainage easements, and the relationship of the shopping center development to adjacent areas which it may affect.

Specifically said site plan shall consist of the following:

- a. Name of development or address.
  - b. Name and address of owner of record and the applicant.
  - c. Present zoning of the site and abutting property.
  - d. Date, scale, and north point with reference to source of meridian.
  - e. Courses and distances of centerline of all streets and all property lines.
  - f. All building restricting lines, highway setback lines, easements, covenants, reservations, and rights-of-way.
  - g. The total land area.
  - h. Topography of existing ground and paved areas, and elevations of streets, alleys, utilities, sanitary and storm sewers and buildings and structures. Topography to be shown by dashed lines illustrating two foot or five foot contours as required by the planning commission or designated city engineer and by spot elevations where necessary to indicate flat areas, as based on U.S.C. and G.S. datum.
  - i. Number and location of parking spaces.
  - j. Number and location of loading spaces.
  - k. Square feet of floor space.
  - l. Number of commercial or industrial tenants and employees.
  - m. Plans for collecting storm water and methods of treatment of natural and artificial watercourses including a delineation of limits of floodplains.
  - n. Proposed grading, surface drainage, terraces, retaining wall heights, grades on paved areas, and ground floor elevations of proposed buildings and structures, proposed topography of site shall be shown by two or five foot contours as required by the planning commission or designated city engineer.
2. Site plans shall be drawn by either a licensed surveyor or engineer registered by the State of Tennessee. The owner or developer shall submit three (3) copies, or as may be required by the planning commission, his proposed site plan five (5) days prior to the planning commission meeting in which approval is being sought. The planning commission shall consider the site plan in light of the provisions of this article and approve or disapprove same as required; the plans then shall be returned to the owner or his agent with the date of such approval or disapproval noted thereon over the signature of the planning commission.
  3. It shall be unlawful for any person to construct, erect, or alter any building or structure or to develop, change, or improve land for which an

approved site is required by this article, except in accordance with the approved final site plan.

Any substantial deviation from the plans submitted shall constitute a violation of the building permit authorizing construction of the shopping center. Substantial changes in plans shall be submitted to the planning commission to ensure compliance with the requirements, purpose, and intent of this section, and no building permit shall be issued for any construction which is not in substantial conformity with the approved plan.

*Begin* → **7.04 C-4 COMMERCE CENTER ZONING DISTRICT (added 6/25/07)**

District Description. This district is intended to serve the diverse needs of an entire community or region, which is generally planned and constructed as a unit and providing a variety of goods and services in stores and offices conveniently arranged with respect to one another and to off street parking facilities provided with safe access from appropriate public streets. This district is to promote flexibility and diversity in the development and maintenance of commerce centers which are complementary and appropriate to the surrounding neighborhoods and to assure that the development will protect and enhance the value of surrounding property in addition to fulfilling a public need of the community. The C-4 Commerce Center Zoning District shall be permitted only where adequate frontage is available for ingress and egress utilizing arterial streets.

**7.04A. USES PERMITTED.**

In the C-4 Commerce Center Zoning District, the following uses and their accessory uses are permitted:

1. Multi-family Dwellings, excluding Mobile Homes, provided that all permanent residential uses shall locate on upper floors or otherwise be separated from areas of principal commercial activity.
2. Eating and Drinking establishments.
3. Hotels, Motels and other transient accommodations.
4. Parks, Playgrounds, and Community Buildings.
5. Home Occupations
6. Churches
7. Professional, Medical or Dental Offices and Banking Facilities.
8. Shoe Repair, Tailors, Health Clubs, Florists, and Laundry Services, Repair establishments for household articles and appliances, plus Antique and Souvenir Shops.
9. Department Stores, Supermarkets, Drug Stores, Bakeries, Jewelry Stores, Florists, Hobby Shops, Hardware Stores, Bakeries, Meat Markets, Variety Stores, Apparel Stores, Shoe Stores, Stores for sale of Gardening Supplies, Radio and TV Stores.
10. Barber Shops and Beauty Shops.
11. Vehicular repair Facilities, New and Used Automobile Dealerships.