

7. Height Requirement: No building shall exceed three (3) stories or thirty-six (36) feet in height, except as provided in Article 6, Section 6.030.
8. Parking Space Requirements: As regulated in Article 4, Section 4.010.

#### **5.47. C-2 General Commercial District**

##### **A. General Description.**

The C-2, General Commercial District is a general commercial and business district located at specific sites customarily along certain arterials and major collector roads with adequate utilities on property physically suitable for such uses and where business uses shall not conflict with adjacent residential and agriculture uses of land. Special emphasis is placed on the physical design of such developments in order to promote the unique scale and character of the community and to protect and enrich the unique qualities of these uses to insure compatibility with the community.

The following regulations shall apply in the C-2 General Commercial District, as defined on the Zoning Maps of Loudon County, Tennessee:

##### **B. Permitted uses.**

The expanding nature of commercial and business uses prevents identifying all permitted uses which would customarily be located in the district. The following uses and their accessory uses, in addition to being permitted, shall guide other uses not specifically identified which are of a similar nature.

1. Retail
2. Office
3. Convenience stores
4. Professional Services
5. Lodging and Restaurants
6. Repair Services, except vehicle or equipment repair
7. Wholesale business
8. Automotive and marine sales
9. Agriculture related sales
10. Nursery and garden sales

11. Day Care Centers

12. Funeral Homes

13. Medical Facilities

14. Financial Services

15. Veterinary Services

16. Dentist and Medical Office

**C. Uses Permitted as a Special Exception.**

The following uses and their related accessory uses may be permitted as a special exception. The decision to allow such uses will depend on the infrastructure necessary to accommodate such uses within the area and compatibility of adjacent uses and zones. In approving such uses the Board may impose reasonable conditions and restrictions in addition to the requirements established in this resolution to insure the health, safety, general welfare and physical appearance of the community.

1. Mobile homes sales lots
2. Automotive repair services (body and engine repair)
3. Storage Warehouse (except industrial storage)
4. Transfer or storage terminal
5. Trucking terminals
6. Wrecker Services
7. Amusement facilities
8. Stadiums and Coliseums
9. Implement and machinery sales and services

**D. Uses Prohibited.**

1. All other uses except those specifically permitted or of a similar nature, or permitted as a special exception

2. Sexually Oriented Adult Businesses

**E. Dimensional Regulations.**

All structures within the district shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The front yard setback shall not be less than thirty (30) feet.
2. Rear Yard: The rear yard setback shall not be less than twenty (20) feet, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of thirty (30) feet shall be required
3. Side Yard: The side yard setback shall not be less than twenty (20) feet
4. Land Area: No lot shall be used for commercial purposes unless said lot has a minimum lot area of not less than 20,000 square feet, provided said lot is served by public water and an approved sanitary disposal system. Where public water is not available, the minimum land area shall not be less than three (3) acres. Multiple structures may be permitted on a single lot provided that all applicable area and space requirements have been complied with and provided all buildings comply with the Loudon County Adopted Building Codes.
5. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback.
6. Height Requirement. No building shall exceed three stories or forty (40) feet in height, except as provided for in Article 6, section 6.030.
7. Lot Area Coverage. There is no maximum lot area coverage within the district.
8. Parking. The number of parking spaces shall be determined by standards in section 4.010 of this Resolution. All parking areas and drives shall be paved with sufficient base, binder and surface to adequately accommodate the anticipated traffic type and volumes. The periphery of all parking areas and entrances shall be curbed with a minimum of 6 inches of extruded concrete curbing or similar material. Parking and storage areas shall maintain a minimum of five (5) feet at each side and rear property lines. These areas shall be permanently maintained as a buffer/landscaped area.
9. Exterior Storage and Loading Areas. Exterior storage of materials, equipment, or damaged automobiles or parts shall not be permitted unless approved by the Board of Zoning Appeals. Any storage area permitted shall be landscaped or screened utilizing appropriate building materials. Loading areas shall be screened utilizing appropriate building materials, landscaping or earthen berms. Exterior solid waste disposal containers shall be enclosed.
10. Signs. In addition to section 4.090, the following provisions apply to the use of sign structures on any commercially zoned property. Signs shall be considered, in the C-2 district, as accessory structures incidental to the permitted use or use permitted as a

special exception. The content of sign(s) shall not be regulated only the physical characteristics of the sign structure. One free standing structure, not to exceed twenty (20) feet in height, is permitted not to exceed 120 square feet in area per sign face; two minor sign structures, customarily intended for directional purposes, are permitted not to exceed three (3) feet in height and not exceeding four (4) square feet in area per structure. Signs attached to the wall of the primary structure (s) shall be permitted. The total area for such signs shall be calculated based on the length of the building facade facing the primary road. Wall signs shall not exceed 1 square foot per lineal foot of building facade and shall not be located above the building eves.

#### **5.48. M-1 General Industrial District**

##### **A. District Description:**

The M-1, General Industrial District, is intended to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally do not depend primarily on frequent personal visits by clients or customers, but generally require good accessibility to major rail, water, or highway transportation routes. The following regulations shall apply in the M-1 General Industrial District, as defined on the Zoning Maps of Loudon County, Tennessee.

##### **B. Uses Permitted:**

In the M-1, General Industrial District, the following uses and their accessory uses are permitted:

1. Food and kindred products manufacturing, except meat products;
2. Textile mill products manufacturing except dyeing and finishing of textiles;
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing;
4. Lumber and wood products manufacturing;
5. Furniture and fixtures manufacturing;
6. Printing, publishing and allied industries;
7. Stone, clay, and glass products manufacturing;
8. Fabricated metal products manufacturing except ordinance and accessories;
9. Professional, scientific, and controlling instruments; photographic and optical goods, watches and clocks manufacturing;
10. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils,