

CN – Commercial Neighborhood

This district provides a limited range of commercial uses concerned with retail trade and consumer services and designed to be located in close proximity to residential areas. Permitted uses are those that meet the frequent and regular needs of individuals and accommodate both vehicular and pedestrian traffic. Buildings will be built to complement pedestrian scale activities. Single and multiple-family dwellings are also permitted.

1. Uses Permitted.

- Administrative Services
- Automotive Parking
- Boarding House
- Convenience Commercial
- Community Assembly
- Dwelling, single-family
- Dwelling, two-family detached
- Dwelling, semi-detached
- Dwelling, multi-family (maximum of 8 units per building)
- Dwelling, townhouse
- Financial, Consultative, and Administrative Services
- Food & Beverage Services
- General Personal Services
- General Retail Trade
- Health Care
- Hotel/Motel
- Institutional Care Facilities
- Light Construction Service
- Medical Services
- Personal & Group Care
- Undertaking Services

2. Allowed as a Conditional Use.

- Building Materials and Farm Equipment
- Deferred Presentment
- Secure Personal and Group Care

3. Uses Prohibited.

- Gas Pumps/Gas Stations
- Any use not specifically allowed

4. Minimum Lot Area

Area: 5000 sq. ft.

Any building used in whole or in part for a residence shall comply with the requirements of the RM6 residential district for minimum lot area per family

5. Minimum Building Setbacks.

Setbacks:

Front – 20 ft.

Rear – 20 ft.

Side – 1 or 2 stories – 5 ft.

3 stories – 10 ft.

Buildings hereafter constructed shall be so located as to comply with the following minimum yard requirements:

6. Height.

Building Height – 3 stories or 45 ft.

7. Building Area

Area – 50% of the total lot

8. Commercial Frontage Area

Within 250 ft of the roads listed below and as shown in Exhibit A residential uses shall not be permitted on the 1st story. This does not prevent one ADA accessible unit on the rear of the 1st story.

Baddour Parkway/High Street

E Gay Street/W Gay Street

E Main Street

E Market Street/W Market Street

Hartmann Drive/S Hartmann Drive

Hartsville Pike

Leeville Pike

Legends Drive/Briskin Lane

N College Street/S College Street

N Maple Street/S Maple Street

Park Avenue

Sparta Pike

SR 109

Tennessee Boulevard

US 231

W Main Street/Lebanon Road

These standards shall not apply to properties within the South Hartmann Overlay or when the Infill Overlay is being used.

