

5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed forty (40) percent of the total area of such lot or parcel or the buildable area of said lot as defined by the front, side, and rear yard setbacks, whichever is less.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
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 Requirement: As regulated in Article 4, Section 4.010.

#### 5.46 C-1 Rural Center District

##### A. District Description:

The C-1 Rural Center District recognizes the need to provide for areas within Loudon County where residents of the more isolated agriculture and rural residential districts and for residents located beyond the limits of service of the four municipalities can receive certain merchandising and technical services. In Loudon County, several small rural centers exist, primarily to provide such convenience goods and services to residents of the surrounding areas. These centers serve a necessary economic function and the mixed land uses that characterize these centers are not particularly detrimental. This district is intended to be a flexible zone which is necessary in a rural center. It is designed to allow for change and growth within these areas, but also to prevent this mixture of land uses from unnecessarily spreading into the adjacent countryside.

The following regulations shall apply in the C-1 Rural Center District, as defined on the Zoning Maps of Loudon County, Tennessee:

##### B. Uses Permitted:

1. Agriculturally oriented commercial or light industrial uses.
2. Individual retail stores, professional and services offices not to exceed 5,000 square feet.
3. Service stations and automobile repair, excluding auto body repair establishments, not to exceed 5,000 square feet, subject to the provisions of Article 4, Section 4.060.

##### C. Uses Permitted as Special Exceptions

In the C-1 Rural Center District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance Article 7, Section 7.060.

1. Livestock, sales or feeding yards.
2. Kennels or animal hospitals.
3. Funeral parlors.
4. Drive-in commercial establishments.

#### D. Uses Prohibited

In the C-1, Rural Center District, all uses except those uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

#### E. Dimensional Regulations:

All uses permitted in the C-1, Rural Center District, shall comply with the following requirements except as provided in Article 6:

1. Front Yard: The minimum depth of the front yard for thirty (30) feet.
2. Rear Yard: The minimum depth of the rear yard for twenty (20) feet.
3. Side Yard: The minimum width of the side yard for twenty (20) feet for single- story structures, plus ten (10) additional feet for each additional story.
4. Land Area: The following land area will be required in the C-1, Rural Center District:
  - a. Commercial - no lot or parcel of land shall be reduced in size to produce separate lots for commercial uses of less than 22,000 square feet in area where public water is available. Where no public water is available, commercial lots shall be a minimum of one (1) acre in area and the proposed sewage disposal system must be approved by the Tennessee Department of Environment and Conservation.
  - b. Manufacturing - no lot or parcel of land shall be reduced in size to provide separate lots for manufacturing uses of less than five (5) acres in area where public water is available and where the method of sewage disposal has been approved by the Tennessee Department of Environment and Conservation. Where no public water is available, manufacturing uses shall not be permitted in the C-1, Rural Center District.
5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed forty (40) percent of the total area of such lot or parcel.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.