

8. Water Supply. Water shall be piped directly to each mobile home space or site. The developer of a mobile home park shall attach to any public water supply located within one thousand (1,000) feet of the proposed park. If such a public water supply is available it shall be used exclusively.

No independent water supply shall be constructed without written approval of plans and specifications by the Health Officer.

9. Sewage Disposal. Each mobile home park shall provide an adequate disposal system approved in writing by the Health Officer. Each mobile home space shall be equipped with at least a three (3) inch sewer connection trapped below the frost line and reaching at least four (4) inches above the surface of the ground. All trunk sewer lines shall be laid in trenches separated by at least ten (10) feet horizontally from any drinking water supply line.

The developer of a mobile home park shall first attempt to dispose of sewage through a public sewerage system. If this attempt is not feasible, then a septic tank and subsurface soil absorption system may be used provided the soil characteristics are suitable and an adequate disposal area is available.

10. Solid Waste Collection. The storage, collection, and disposal of refuse within a mobile home park shall be so managed as to create no health hazards. All refuse shall be stored in flytight, watertight, and rodent-proof containers. Garbage and refuse shall be collected and disposed of no less than once a week.

- E. Regulations for Mobile Home Subdivisions. Mobile home subdivisions shall be located on land which is zoned MH and shall be developed in accordance with the Etowah Subdivision Regulations regarding platting, design, improvements, et cetera, with the following exceptions:

1. Lot Width. Lot width shall be a minimum of fifty (50) feet.
2. Lot Depth. Lot depth shall be a minimum of one hundred (100) feet.
3. Lot Area. Lot area shall be a minimum of five thousand (5,000) square feet with public water and sewerage. (Lots without public water and/or sewerage shall have a lot area as prescribed by the McMinn County Health Department to accommodate wells and/or individuals septic tank systems.)

#### **3.04.5. C-1 CENTRAL BUSINESS DISTRICT.**

- A. District Description. This district is established to provide an area for the conduct of community and regional retail and service business of an indoor and intensive

nature, especially for those sales and service uses which require a central location, which generate substantial pedestrian traffic, and which are mutually benefited by close proximity to other uses of similar nature and requirements, and for only those small-scale industrial uses commonly associated with retail, or business, or personal service activities. It is intended that such an area have properties suitable for uses of different sizes so developed as to promote pedestrian circulation, avoid "dead" spaces between uses, and to contribute to mutual business advantage. It is further intended to exclude those commercial and industrial activities which are characterized by trucking, other than stocking and delivery of retail goods, and which cater to automobiles, or traffic, or to patrons who remain in their vehicles for service.

The provisions of this district are further intended to protect present retail businesses while encouraging the eventual elimination of uses inappropriate to the functions of the Central Business District.

B. Uses Permitted. The following uses and their accessory uses shall be permitted in the C-1 Central Business District:

1. Retail sales or rentals including computer equipment, supplies and software; variety, discount and general merchandise; clothing and apparel, florists, copy and print shops, office furniture and supplies; home and office communication supplies and equipment, furniture and home furnishings, home appliances, books, magazines and newspapers; audio and video equipment, repair and supplies including televisions; music and musical instruments, hardware, garden and lawn supplies and equipment, auto parts and tires, jewelry, home appliances, hobby stores, sporting goods, antiques, gifts, souvenirs, card shops, pets and pet supplies, tobacco, and liquor (with necessary permits), and including those which are making products sold at retail on the premises, providing such manufacturing is incidental to the retail business or service, occupies less than forty (40) percent of the floor area and employs not more than five (5) operators. **(Amended 07-23-01)**
2. Clubs, lodges, and fraternal organizations
3. Personal service establishments including barber and beauty shops, laundromats, shoe repair, tailors and alterations, indoor recreation except for pool halls and video arcades, day care centers, art, dance, martial arts, music and photography studios; dry cleaners, funeral homes, eye glasses, hearing aids, home sick room supplies and equipment, ambulance services, locksmiths, real estate offices, and travel agencies, but excluding adult oriented entertainment and sales. **(Amended 07-23-01)**
4. Offices, studios, and financial institutions

5. Grocery stores, including specialty food stores such as bakery goods, delicatessens, and meat markets
6. Insurance agencies
7. Newspaper and other printing plants
8. Off-street parking lots
9. Professional offices for doctors, lawyers, dentists, architects, artists, engineers, and similar professional services
10. Public uses and structures
11. Utility structures and facilities, but excluding storage and parking facilities for equipment and supplies
12. Radio and television stations and transmission towers
13. Drug stores or pharmacies
14. Restaurants, grills, and similar eating establishments, excluding drive-ins
15. Schools, colleges, and churches
16. Signs as regulated in Section 4.12.
17. Theaters (indoor)
18. Public transportation terminals, including taxi stands
19. Gasoline service stations as regulated in Section 4.10.
20. Hotels and motels
21. Planned unit development (PUD's) as regulated in Section 4.09.
22. Automotive services (but not body repair) provided they are located in an existing building suited for such use.
23. Accessory apartment for the proprietor where said person and his/her immediate family resides on the premises of the office or retail store.  
**(Amended 01-29-97)**
24. Wholesale and mail order uses not to exceed 33 percent of the floor area or storage area of the structure or yard. **(Added 07-23-01)**

25. Light Sewing Apparel Industries (Added 2/27/06)

C. Uses Permitted as Special Exceptions (Added 3/24/2014). In the C-1, Central Business District, the following uses and their accessory uses may be permitted as special exceptions upon review and approval by the Planning Commission. In the exercise of its approval, the Commission may impose such conditions upon the proposed use(s) of building and land, as it may deem advisable to further the general purpose of this ordinance.

1. Residential units (such as apartments or condos) are allowed on the upper floors and in the rear of any structure in the C-1 district as a use permitted on review. The following requirements shall apply to commercial/residential mixed use. When a conflict arises between these regulations and other regulations found in this ordinance or elsewhere, the strictest regulation shall apply:
  - a. The first floor of the structure which fronts the street shall be maintained for commercial use in accordance with the allowed uses of the C-1 zoning district. The first floor is not intended to include subterranean basements or storage space.
  - b. Residential units located in the rear of a commercial building shall be separate and not interfere with loading/unloading areas.
  - c. Residential units shall be at least 500 square feet each.
  - d. Each residential unit shall have at least one off-street parking space dedicated to the use of the residents. For units above 1,000 square feet of floor space, two off-street parking spaces shall be required. Residential parking spaces shall be required in addition to the parking requirements found in Section 4.03 of this ordinance, which will also apply to the commercial use of the building.
  - e. Residential units shall have separate access from commercial establishments.
  - f. The proposed design must comply with the International Building Code and other relevant city codes.
  - g. The Planning Commission shall review a sketch plan detailing the building layout and parking for the commercial/mixed use in order to ensure adherence to these requirements and to promote the health, safety, and welfare of the public. Reasons for denial of a request include, but are not limited to:
    - i. The intensity and nature of the primary commercial use or adjacent uses make the addition of residential units inappropriate.
    - ii. The addition of residential units would have a negative impact on the internal transportation system of the lot, adjacent properties or the external transportation system.

D. Dimensional Regulations. All uses permitted in the C-1 Central Business District shall comply with the following requirements, except as provided in Chapter 5 "Exceptions and Modifications".

1. Front Yard. No front yard shall be required in the C-1 Central Business District.
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 is required. When buildings have common sides and rear walls, as they often do in C-1 districts, special care shall be taken to meet the requirements of the City's fire code.

3. Side Yard. No side yard shall be required except that the width of a side yard which abuts a residential district shall be twenty-five (25) feet. If a side yard is provided adjacent to another C-1 property, the side yard shall be at least five (5) feet so that extremely narrow aisles are not created which will be difficult to police or keep free of litter.
4. Height Requirement. No building shall exceed three (3) stories or forty (40) feet, except as provided in Section 5.03.

E. Requirement of Buffer Strip. Wherever a new use is established on property which abuts at any point upon property zoned R-1, R-2, R-3, or MH, the developer of said new use shall provide a buffer strip as defined in Chapter 2 "Definitions" along the entire abutment.

F. Off-Street Parking Requirements. As regulated in Section 4.03.

G. Off-Street Loading and Unloading Requirements. As regulated in Section 4.04.

H. Access Control. As regulated in Section 4.01.

I. Site Plan Requirements. As required in Section 4.15.

#### **3.04.6. C-2 HIGHWAY BUSINESS DISTRICT.**

A. District Description. This district is established along selected portions of major thoroughfares to provide areas for those amusements, specialized sales, and travel accommodation activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles,