

## CS - Commercial Service

This district provides a wide range of commercial uses concerned with retail trade and consumer services; however, certain commercial activities that have lower performance characteristics are excluded. Less building bulk is permitted, and more open space is required.

### 1. Uses Permitted.

- Apartment
- Administrative Services
- Automotive Parking
- Boarding House
- Consumer Repair Services
- Convenience Commercial
- Community Assembly
- Dwelling, townhome
- Dwelling, single-family (when an overlay allows the use)
- Dwelling, two-family detached
- Dwelling, semi-detached
- Dwelling, residential court
- Dwelling, multi-family (maximum of 4 units per building)
- Entertainment & Amusement Services\*\*
- Financial, Consultative & Administrative
- Food & Beverage Services
- Food Service Drive-in & Drive-thru
- General Business & Communication Services
- General Personal Services
- General Retail Trade
- Health Care
- Hotel/Motel
- Light Construction Service
- Personal & Group Care
- Undertaking Services
- Wholesale Sales

### 2. Allowed as a Conditional Use.

- Automotive Servicing
- Building Materials and Farm Equipment
- Deferred Presentment
- Dwelling, single-family
- Group Assembly

### 3. Uses Prohibited.

- Batting and Golf Driving Facilities
- Commercial Campgrounds
- Any use not specifically allowed

4. Minimum Building Setbacks.

Setbacks:

Front – 25 ft.

Rear – 20 ft.

Side – 10 ft.

5. Height.

Maximum Building Height – 5 stories or 65 ft.

6. Building Area.

Area – 40% of the total lot

7. 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 1<sup>st</sup> story. This does not prevent one ADA accessible unit on the rear of the 1<sup>st</sup> 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.

## EXHIBIT A

