

## **Zoning Information – Kingston, TN Commercial Buildings**

C-1 (General Business District)

2. Prohibited Uses and Structures. Any use not specifically permitted or permissible on review in this O-1 Office District.
3. Area Regulations. The principal building shall be located so as to comply with the following requirements:
  - a. Minimum depth of front yard: 35 ft.
  - b. Minimum depth of rear yard: 20 ft.
  - c. Minimum width of side yard:
    - 1-story building...10 feet each
    - 2-story building...15 feet each
    - 3-story building...20 feet each
  - d. Minimum width at building setback line: 50 feet.
4. Site Development Standards for Required Yards. The required yards of all uses shall be made fertile; planted with grass, shrubs, and/or trees or otherwise landscaped; and maintained in good order.

**11-407. C-1, General Business District.** Within the C-1, General Business District as shown on the Zoning Map of Kingston, Tennessee, the following regulations plus other appropriate provisions of this zoning code shall apply:

1. Permitted Uses and Structures.
  - a. All uses permitted or permitted on review in the O-1, Office District.
  - b. Retail trade - including but not limited to: food and drink, general merchandise, apparel and accessories, furniture and home furnishing and equipment.
  - c. Retail trade - drug and proprietary, antiques, books and stationary, sporting goods, farm and garden supplies, jewelry, florists, and optical and photographic supplies.
  - d. Finance, insurance, and real estate services.
  - e. Business services.
  - f. Personal services - laundering and dry cleaning and beauty and barber services.
  - g. Repair services, including automotive and automotive related services, provided, however, that all major repairs, automotive or otherwise, including but not limited to major overhauls, body and fender work, painting (except for

minor touch-ups using standard touch-up size paint containers), upholstering and welding shall be conducted within an enclosed building and provided that no outdoor storage of automobile parts or similar materials, or outdoor storage of more than three (3) wrecked or temporarily inoperable motor vehicles awaiting repairs shall be permitted.

- h. Professional services.
- i. Governmental services not including correctional institutions and military reservations.
- j. Entertainment assembly not including drive-in movies.
- k. Cultural activities.
- l. Residential hotels and transient lodgings provided that the requirements of 11-309 (1)(d) are met.
- m. Religious activities and welfare and charitable services.
- n. Railroad transportation.

2. Uses and Structures Permitted on Review by the Board of Zoning Appeals.

- a. Any use which, in the opinion of the Board of Zoning Appeals, is of the same general character of the above permitted uses and subject to such conditions and safeguards as the BZA may specify to preserve the character of the district.

3. Area Regulations. Buildings shall be located so as to comply with the following requirements:

- a. Minimum depth of front yard: 10 feet.
- b. Minimum depth of rear yard: 20 feet.
- c. Minimum width of side yards: 5 feet.

However, commercial buildings may be built next to a common lot line by a common consent, if the lot line walls have a fire resistance rating equal to that required for Fire Districts by the Southern Standard Building Code. Evidence of common consent must be filled in writing with the building inspector upon application for a building permit.

11-408. C-2, Highway Business District. The purpose of this district is to provide for highway-oriented commercial uses. Within the C-2, Highway Business District, as