

**11-406. C-1, Neighborhood Business District.** Within the C-1, Neighborhood Business District, as shown on the Zoning Map of Lenoir City, Tennessee, the following regulations plus the other applicable provisions of this zoning code shall apply:

1. Permitted uses and structures. Single family and multiple family dwellings and mobile homes as permitted and regulated in the R-3, High Density Residential District, grocery stores, including self-service gasoline pumps only, barber and beauty shops, laundry and dry cleaning pick-up stations, professional and business offices in which no activity is carried on which caters to retail trade with the general public, churches and places of worship, funeral homes, and philanthropic institutions and clubs, except a club whose chief activity is customarily carried out as a business.
2. Uses and structures permitted as special exceptions by Board of Zoning Appeals. 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 Board may specify to preserve the character of the area.
3. Prohibited uses and structures. Any use not specifically permitted or permitted as a special exception upon review and approval by the Board is hereby prohibited.
4. Area regulations and building size. The principal building shall not contain more than two thousand (2,000) square feet of floor space devoted to retail sales and/or service. In addition the principal building shall be located so as to comply with the following requirements plus other applicable provisions of this code including off-street parking:
  - a. Minimum lot width at building line - 50 feet.
  - b. Minimum depth of front yard - 25 feet.
  - c. Minimum depth of rear yard - 10 feet.
  - d. Minimum width of side yards:

1 story building . . . . .	10 feet each
2 story building . . . . .	12 feet each
3 story building . . . . .	20 feet each

**11-407. C-2, Central Business District.** In order to protect and improve the principal shopping area of Lenoir City and to permit and encourage concentrated development of office and shopping facilities, a Central Business District is hereby established. Within the C-2, Central Business District the following regulations shall apply:

1. Permitted uses and structures.
  - a. Retail trade - general merchandise.
  - b. Retail trade - food.
  - c. Retail trade - apparel and accessories.
  - d. Retail trade - furniture, home furnishings, and equipment.
  - e. Retail trade - eating and drinking.

- f. Retail trade - drug and proprietary, antiques, book and stationary, sporting goods, hardware, jewelry, florists, and optical and photographic supplies.
  - g. Finance, insurance, and real estate services.
  - h. Business services.
  - i. Personal services, including laundry and dry cleaning establishments, beauty and barber shops.
  - j. Repair services not including automobile repair and service.
  - k. Professional services.
  - l. Governmental services not including correctional institutions and military reservations.
  - m. Commercial amusement establishments.
  - n. Cultural activities.
  - o. Religious activities and welfare and charitable services.
  - q. Railroad transportation.
  - r. Other uses and structures which are customarily accessory and clearly incidental to permitted uses and structures.
  - s. Residential Uses. Shall be permitted only as an accessory use. Residential uses shall be permitted on any floor above the first provided off-street automobile storage shall be provided as required under Section 11-308 of this ordinance. *(Amendment recommended by Lenoir City Regional Planning Commission 9/2/03, approved by Lenoir City Council 10/8/03.)*
2. Prohibited uses and structures. Any use or structure not specifically permitted or prohibited and includes the following prohibited uses:
- a. Any establishment (as defined above) engaged in the sale, distribution or presentation of any pornographic material.
  - b. Tattoo establishments as defined and regulated by TCA 62-38-101.
3. Area regulations. There are no specified side, front, or rear yard requirements or lot coverage requirements.

**11-408. C-3, Highway Commercial District.** The C-3, Highway Commercial District is established to provide for general commercial activity along major collectors and arterial highways. The regulations are designed to encourage the proper development of commercial areas in such a manner as to discourage the problems normally associated with strip commercial development; to encourage concentrations of commercial activities; and to preserve the traffic carrying capacity of the major collectors and arterials upon which such uses are located. Within the C-3, Highway Commercial District the following regulations shall apply: