

(C-2) Highway Commercial District

Section 308

308.1 - Intent and Purpose

This District is intended to accommodate and regulate those business and commercial uses which draw customers primarily by automobile and for which a location on a highway or arterial street is therefore desirable if not necessary. The purpose of this district is to control the impact of uses on the efficiency and safety of traffic movement, as well as on the character of adjacent commercial and residential uses.

308.2 – Permitted Uses

- (a) Retail sales and services
- (b) Offices: business, professional, medical
- (c) Private clubs, lodges, or organizations of a fraternal nature
- (d) Commercial parking lot
- (e) Financial institutions
- (f) Transportation terminal facilities except truck terminals
- (g) Places of worship
- (h) Public uses and utility substations, and other fixed above ground equipment
- (i) Cabinet shops
- (j) Pet cemeteries
- (k) Automobile service stations
- (l) Drive-in or carry-out sales of food or other goods or services including drive-in bank facilities
- (m) Mortuary
- (n) Repair, maintenance, washing or installation of accessories, tires and batteries for automobiles, trucks, recreational vehicles, or motorized farm equipment
- (o) Indoor or outdoor commercial entertainment or recreational facilities including theaters, bowling alleys, swimming pools, billiard parlors, etc
- (p) Sales, rental, leasing of motor vehicles, trailers or boats

- 1 (q) Restaurant, tavern or cocktail lounge
 2 (r) Hotel or motel
 3 (s) Nursing home
 4 (t) Off-site advertising
 5 (u) Hospitals or veterinary clinics for animals
 6 (v) Warehousing as an indoor or outdoor use
 7 (w) Privately operated airport facilities on a minimum lot of 20 ac

8 (x) Adult oriented business as a Use Permitted on Review by the Board of Zoning Appeals. The
 9 minimum requirements for adult oriented businesses in the C-2 District are: 1,000 feet
 10 minimum is required between adult-oriented business and any residential district, school,
 11 church, or a day care center. Between adult-oriented businesses, a minimum of 500 feet is
 12 required. A site plan shall be required for review before the planning commission. A planted
 13 buffer of twenty-five feet, consisting of permanent evergreens with a caliper diameter at breast
 14 height (4 and ½ feet) of three (3) inches. Tree plantings shall be staggered so as to eliminate
 15 visibility between the trees.
 16

17 (y) All uses and structures allowed in a C-1 District
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19 **308.3 - Area Regulations**

- 20
 21 (a) Minimum Lot Area: Must meet Roane County Health Department for lot size.
 22
 23 (b) Minimum Frontage: **100 feet**
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 25 (c) Minimum Lot Width: **100 feet**
 26
 27 (d) Setbacks:
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29 **CORNER LOTS OR LOTS FRONTING A CURVE** - Any lot which fronts on two or more
 30 public or private roads or any lot that fronts on a curved road is considered a corner lot. Corner
 31 lots shall have the setback requirement of thirty (30) feet from all property lines that front on
 32 any public or private road, excluding platted easements. A corner lot is any lot that fronts a
 33 public or private road on two or more sides or a lot that abuts a street which is on a curve.
 34

35 **(If not on a corner lot)**

36 **Front:** (from property line) **30 feet** (Arterial Street)
 37

38 **Side:** **15 feet**

39 **Rear:** **25 feet**
 40
 41

42 **Setbacks for Accessory Structures not located on a corner lot:**

43 **Front** **30 ft.** (from road right-of way line, front property line.)
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45 **Side** **5 ft.**
 46

47 **Rear** **5 ft.**
 48