

- a. There shall be no minimum lot size required for this type of development.
 - b. Setback requirements of the B-1, Central Business District, shall prevail.
 - c. The density of such developments shall not exceed fifteen (15) units per gross acre.
 - d. Access and parking as required in Sections 11-302 through 11-307.
7. Public buildings and lands, except schools, provided a site plan is submitted as required in 13-4-104 of the Tennessee Code Annotated.
 8. Hospitals and clinics provided access and parking requirements are met.
 9. Signs as regulated in Section 11-309.
 10. Customary accessory uses and structures as regulated in Section 11-408.
 11. No off-street parking is required, except as herein noted, however, any off-street parking provided shall meet the applicable provisions in Sections 11-302 through 11-307.
 12. Setback and height requirements as regulated in Chapter 7.

11-605. C-2 General Commercial District. It is the purpose and intent of this district to provide for general commercial areas at convenient locations within the city. The regulations are designed 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. The regulations are also designed to encourage groupings of compatible commercial activities in which parking and traffic congestion can be reduced to a minimum. Therefore, prior to issuance of building permits for all new construction, site plans, as required by Section 11-310, shall be reviewed and approved by the planning commission to determine if the projects meet all requirements and are in keeping with the comprehensive planning program of the City of Harriman, Tennessee. When proposed uses are adjacent to a residential district, a ten (10) foot buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the C-2 General Commercial District, as shown on the zoning map of the City of Harriman, Tennessee, the following regulations apply and uses are permitted.

1. Personal, business, and professional services and offices, excluding junkyards and other similar uses.
2. Storage yards provided a buffer strip is planted.

3. Retail business, including automobile and mobile home sales.
4. Lodges, clubs, hotels, motels, restaurants, and other similar services.
5. Funeral homes.
6. Churches and places of worship.
7. Gasoline service stations as regulated in Section 11-313.
8. Wholesale business and warehousing.
9. Places of amusements, recreation, entertainment, or assembly.
10. Shopping centers developed as planned unit developments as regulated in Section 11-308.
11. Commercial and travel trailer parks developed as planned unit developments as regulated in Section 11-308.
12. Publicly owned buildings and uses, following approval by the planning commission as required in Tennessee Code Annotated, 13-4-104; and schools and colleges offering general education.
13. Signs as regulated in Section 11-309.
14. Access and parking as regulated in Sections 11-302 through 11-307.
15. Customary accessory uses and structures as regulated in Section 11-408.
16. Setback and height requirements as regulated in Chapter 7.

11-606. C-3 Neighborhood Commercial District. It is the purpose and intent of this district to establish areas to serve surrounding residential districts. The regulations are intended to discourage strip development and encourage grouping of uses in which parking and traffic congestion will be reduced, thereby protecting the general public and promoting a more desirable and aesthetically pleasing community. Prior to the issuance of a building permit for any new construction, a site plan, as required in section 11-310, shall be submitted to the planning commission for review and approval to determine if the project meets all requirements and is in keeping with the comprehensive planning program of the City of Harriman, Tennessee. When proposed uses are adjacent to a residential district, a ten (10) foot buffer strip shall be planted and maintained.

In order to achieve the purpose and intent of the C-3 Neighborhood Commercial District, as shown on the Zoning Map of