

XV. - Regional commercial district (C-2).

- A. *General description.* This district provides space for commercial uses which provide services to regions including and surrounding the Town of Farragut. The intent is to permit lands adjacent to interstate highway interchanges to be used for the provision of general commercial and business services to both interstate travelers and residents of the region. These commercial uses are intended to be designed to minimize disruption of traffic flows and negative impacts on adjacent residential uses.
- B. *Permitted principal and accessory uses and structures.* Property and structures located in the regional commercial district (C-2) shall be used only for the following purposes:

1. *Generally recognized retail sales.* This excludes flea markets and other similar uses as determined by the Board of Zoning Appeals.

The outdoor sale and/or storage of merchandise and/or any other materials shall be permitted provided the following development criteria are met:

- a. Such merchandise and/or materials are displayed or stored in a permanent area designed for such use;
  - b. Such merchandise and/or materials are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
  - c. Required yard setbacks for buildings are met for the storage/display area; and
  - d. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means.
2. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
3. The retail sale of alcoholic beverages, as provided for in the Farragut Municipal Code.
4. Financial and real estate services.
5. Professional, personal, and business services.
6. Restaurants, tea rooms, cafes, or other similar places serving food and beverage.

Outdoor seating shall be permitted provided the total number of outdoor seats does not exceed forty (40) percent of the total number of indoor seats, excluding banquet seating.

Outdoor bar areas shall be permitted provided the parcel, tract, or lot on which the restaurant is located is a minimum of eight hundred (800) feet from any residentially zoned land. The planning commission may require the outdoor bar area to be fenced or that some other type of physical barrier be installed to restrict free access to the outdoor bar area.

7. **Hotels and motels.**
8. Automotive services, provided such services are for automobiles and light trucks only. Such services may include fuel sales and repairs. Facilities designed to accommodate the refueling and/or servicing of trucks with more than three (3) axles or more than ten (10) wheels as well as heavy equipment are prohibited.
9. Public, governmental, and general offices.
10. Medical spas.
11. Medical, dental, and veterinary facilities.
12. Indoor kennel facilities, provided the following development criteria are met:

- a. The building shall be sound proofed to prevent the noise of barking dogs being heard outside the building. A certification verifying the sound proofing capabilities must be submitted with the site plan; and
  - b. No outdoor fencing shall be located on the premises.
13. Mortuary establishments.
14. Commercial greenhouses, nurseries, and other similar uses as determined by the Board of Zoning Appeals provided the following development criteria are met:
- a. There shall be a minimum lot size of two (2) acres;
  - b. Merchandise and/or any other material are displayed or stored in a permanent area designed for such use;
  - c. Merchandise and/or any other material are not displayed or stored on any sidewalks, walkways, parking spaces, or other vehicle ways;
  - d. The outdoor storage and/or sale of mulch and other landscaping related materials is permitted as accessory to commercial greenhouses and nurseries, but not permitted as stand alone businesses.
  - e. Required yard setbacks for buildings are met for the storage/display area and for all temporary structures;
  - f. Access to the display/storage area shall be restricted by means of a physical barrier such as a fence, a berm, landscaping, or other similar means;
  - g. Outdoor areas used for the growing of products must be setback a minimum of thirty (30) feet in the front yard and twenty (20) feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line; and
  - h. A maximum of one (1) wall sign shall be permitted. Such wall sign shall meet all other sign requirements of the district.
15. Mini-warehouse facilities, provided the following development criteria are met:
- a. There shall be a minimum lot size of three (3) acres;
  - b. A minimum of a twenty-five (25) foot buffer strip along rear and side property lines shall be developed and maintained per the buffer strip requirements of this article;
  - c. Security fencing located in the front yard shall be screened with a minimum of one (1) large evergreen shrub per five (5) linear feet of fence. Such large shrubs shall be on the Visual Resources Review Board's recommended Large Shrubs List and shall be a minimum of three (3) feet in height at the time of planting;
  - d. The requirement of having a minimum landscaped area between buildings and parking lots shall be waived for mini-warehouse facilities. All other landscaping requirements shall be met;
  - e. With the exception of building identification signs, no wall mounted signs shall be permitted. Building identification signs shall not exceed six (6) square feet per sign with a maximum of two (2) signs per building.
16. Day care facilities as regulated in Chapter 4.
17. Nursing homes as regulated in Chapter 4.
18. Group housing as regulated in Chapter 4.
19. Churches and other places of worship.

20. Theaters, indoor only.
21. Cultural activities.
22. Parks, playgrounds, play fields, neighborhood buildings, and community buildings.
23. Indoor recreational facilities.
24. Motorized wakeboard cable system provided the following development criteria are met:
  - a. The system is installed per the manufacturer's specifications and inspected by the town;
  - b. The motor is electric powered;
  - c. The stanchions are fenced or barricaded so as to prevent open access;
  - d. The stanchions and cables are removed during the off season; and
  - e. The stanchions are set back from all structures and property lines a minimum of one (1) foot for each one (1) foot of stanchion height.
25. Outdoor recreational facilities such as miniature golf courses, golf courses, driving ranges, batting cages, tennis courts, swimming pools, skating/skateboard facilities, paintball facilities, and other similar non-motorized recreational facilities as determined by the Board of Zoning Appeals. Seasonal inflatable playground structures shall not be considered a similar non-motorized recreational facility. The following development criteria shall be met:
  - a. A minimum of a forty (40) foot front yard setback is maintained for any recreational facility that does not require the construction of a structure;
  - b. A minimum of a ten (10) foot rear and side yard setback is maintained for any recreational facility that does not require the construction of a structure; and
  - c. All structures developed as an integral part of a recreational facility/use are setback a minimum of forty (40) feet in the front yard and ten (10) feet in the side and rear yards. Setbacks shall be measured from the nearest point of any property line.
26. Parking lots.
27. Utility uses.

C. *Area regulations.* The purpose of these setback regulations is to create a flexible building envelope that will enable the creative possibilities for development of a parcel to be maximized and to allow consideration of the natural features of a parcel as it is being developed. Please refer to Illustrations 11, 12 and 13 (see Chapter 1). These illustrations depict the intent of the following regulations.

Setbacks shall be measured from the nearest point of any property line and all structures shall comply with the following setback requirements. For the purposes of this ordinance, the interstate highway right-of-way shall be considered a side or rear lot line.

1. *Front Yards.*
  - a. All buildings shall be set back from the nearest point of any right-of-way a minimum of seventy-five (75) feet;
  - b. All buildings shall be set back from the nearest point of any right-of-way a minimum of fifty-five (55) feet if only a driveway aisle is located in the front yard; or
  - c. All buildings shall be set back from the nearest point of any right-of-way a minimum of thirty-five (35) feet if no paved surfaces are located in the front yard.

All accessory structures, excluding detention basin structures and certain utility structures, shall be set back from the nearest point of any right-of-way a minimum of thirty-five (35) feet, except as provided for elsewhere in this ordinance or the Municipal Code. Detention basin structures

shall be set back from the nearest point of any right-of-way a minimum of ten (10) feet. Electrical substations, utility offices, or any other utility building shall meet the front yard setback requirements.

2. *Side Yards.* All buildings shall be set back a combined total of at least eighty (80) feet on the two sides, but not less than thirty-five (35) feet on any one (1) side.
3. *Side and rear yards.* All accessory structures shall be set back a minimum of ten (10) feet, except as provided for elsewhere in this ordinance or the Municipal Code.
4. *Rear Yards.* All buildings shall be set back a minimum of thirty-five (35) feet.
5. *Buffer strips.*
  - a. There shall be a buffer strip a minimum of thirty-five (35) feet in width on all front property lines when the street adjacent to that front property line is classified as a collector or local street on the Major Road Plan and the property on the opposite side of the street is zoned residential or agricultural;
  - b. There shall be a buffer strip a minimum of fifty (50) feet in width on all side and rear property lines when the abutting property is zoned residential or agriculture;
  - c. Existing, mature vegetation shall be preserved and incorporated into the buffer strip; and
  - d. Detention basins, measured from top-of-slope to top-of-slope, and associated structures shall not be located within any buffer strips.
6. *Maximum lot coverage.* Total lot coverage — Seventy (70) percent.
7. *Land area.* Minimum lot size of one (1) acre.

D. *Height regulations.* No structure shall exceed thirty-five (35) feet in height, except as provided for elsewhere in this ordinance or the Municipal Code.

Buildings may be increased to fifty (50) feet in height, provided that for each one (1) foot in height over thirty-five (35) feet, the building shall be set back one (1) additional foot.

Buildings may be increased to seventy (70) feet in height, provided that for each one (1) foot in height over thirty-five (35) feet, the building shall be set back one (1) additional foot and the building is located a minimum of two hundred (200) feet from any buffer zoned land or residentially zoned land.

E. *Parking.* As regulated in Chapter 4.

(Ord. No. 86-16, adopted Apr. 1986; amended Feb. 2006; Ord. No. 07-30, § 1, 9-27-2007; Ord. No. 07-39, § 2, 1-10-2008; Ord. No. 07-09, §§ 3, 4, 5-10-2007; Ord. No. 07-20, §§ 5—8, 5-24-2007; Ord. No. 11-10, § 1, 7-28-2011; Ord. No. 11-21, § 3, 11-15-2011; Ord. No. 12-02, §§ 3, 4, 2-23-2012)