

ANDERSON COUNTY ZONING RESOLUTION (amended through 07/20/2015)

- D. Uses Prohibited All uses except those uses expressly permitted or as a special exception by the Board of Zoning Appeals are prohibited.
- E. Dimensional Regulations
1. Front yard: 30 feet.
  2. Rear Yard: 10 feet deep for the principal and any permitted accessory structure.
  3. Side Yard: 10 feet for one and two-story structures. Additional 5 feet shall be required for any structure over two stories.
  4. Land Area: 7,500 square feet with public sanitary sewer and public water. 22,000 square feet where public water is available and no public sewer. **(22 000 square foot = 0.505 acre)**
  5. Maximum Lot Coverage The principal structure and accessory buildings shall not cover more than 40% of the lot area.
  6. Lot Width The lot width at the building setback line shall be 75 feet.
  7. Height Limitations 50 feet<sup>31</sup> maximum.

**Division 30: Commercial (C-1, C-2, C-3) District Regulations**

**Sec. 030-010. General Commercial (C-1) District.**

- A. District Description: The C-1 General Commercial District is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Anderson County. Regulations are designed to preserve the traffic-carrying capacity of the streets and roads in Anderson County and to provide for the necessary off-street parking and loading. The following regulations shall apply in the C-1 General Commercial District, as defined on the Zoning Map.
- B. Uses Permitted: In the C-1 General Commercial District, the following uses and their accessory uses are permitted:
1. Hotels, motels, and tourist courts
  2. Churches and mortuaries
  3. Drive-in establishments for the retail sale of merchandise
  4. Professional offices and private medical and dental offices
  5. Gasoline service stations
  6. Automobile service, sales and repair establishments
  7. Furniture and appliance sales, service, and repair establishments
  8. Tire sales and recapping or retreading establishments
  9. Commercial recreation uses
  10. Wholesaling and distributing centers not involving over 7,500 square feet of storage of wares to be wholesaled or distributed, except that storage of more than 5,000 gallons of inflammable petroleum products above the ground is prohibited
  11. Signs, as regulated in Article 3, Division 65, Section 065-050. Billboards are prohibited
  12. Shopping centers
  13. Grocery stores

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<sup>31</sup> 12/17/01

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14. Equipment stores
15. Department stores and general retail sales
16. Personal Storage Rental Units
17. <sup>32</sup>Health care and rehabilitation facilities except hospitals or medical incinerators

C. Special Exceptions: In the C-1 General Commercial District, the following uses and their accessory uses may be permitted subject to review and approval by the Board of Zoning Appeals in accordance with Article 4, Division 75.

1. Any business or service which, in opinion of the Board of Zoning Appeals, is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the board may specify.
2. Travel trailer parks and overnight campgrounds subject to the approval of the department of the State of Tennessee having jurisdiction<sup>33</sup> and to such conditions as the Board of Zoning Appeals may specify.

D. <sup>34</sup>Uses Prohibited: In the C-1 General Commercial District, all uses, except those uses or their accessory uses specifically permitted or permitted upon review and approval of the Board of Zoning Appeals are prohibited.

E. Dimensional Regulations: All uses permitted in the C-1 General Commercial District shall comply with the following requirements except as provided in Article 3, Division 50.

1. Front Yard: 40 feet deep.
2. Rear Yard: 20 feet deep, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of 35 feet shall be required.
3. Side Yard: 15 feet where vehicular access is available to the rear of the lot. Where no such access is available or desired, a side yard of 10 feet may be permitted. On lots adjacent to an agricultural, rural/residential, or suburban/residential district, all structures shall be so located as to comply with the side yard requirement of the adjacent district on the side adjoining said district.
4. Land Area: One-half acre minimum is required with all public utilities. Three acres without public utilities. One acre with public water, but with no sewer.
5. Maximum Lot Coverage: 50% coverage.
6. Lot Width: No lot shall be less than 150 feet wide at the building setback line.
7. Height Requirements: No building shall exceed 50 feet<sup>35</sup> in height, except as provided in Article 3, Division 50, Section 050-010.
8. Access Limitations: One hundred and fifty feet or less of road frontage – one entry, 40 feet wide; 151-250 feet road frontage – two entries, 40 feet wide each; 251 feet and over – maximum of 3 entries, 40 feet wide each.
9. Parking Space Requirement: As regulated in Article 3, Division 60.

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<sup>32</sup> 3/18/91

<sup>33</sup> 3/20/95

<sup>34</sup> 5/17/82 (revision was superseded by revision of entire section 7.7 3/16/87)

<sup>35</sup> 12/17/01