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2.5.3 Intermediate Commercial - IC

PURPOSE

TYPICAL BUILDING TYPE

It is the intent of this district to establish a commercial area that encourages compatible commercial uses. The regulations are intended to reduce traffic congestion and maintain the characteristics of the community.



AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)

TYPICAL LOT PATTERN

Minimum lot area (sf)	n/a
Minimum lot width (ft)	n/a
Minimum floor area per dwelling unit (sf)	n/a
Maximum building coverage (% of lot area)	n/a
Maximum Gross Unit Density(ac)	n/a
Maximum height (ft)	* See note below
Minimum front yard setback (ft)	20
Minimum side yard setback (ft)	1-4 stories 5-6 stories
	10 each side 15 each side^
Minimum rear yard setback (ft)	25
District Land Uses	See Section 3
Development Standards	See Section 4
Parking Standards	See Section 5

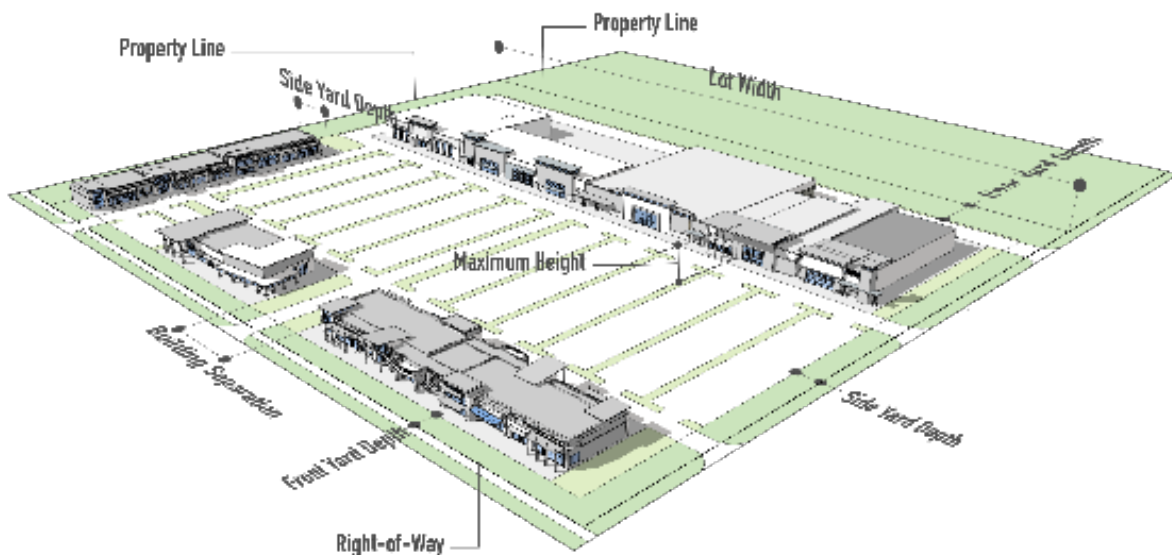


NOTES: (sf = square feet, ft = feet)

Site plan review is required according to Sections 8.3, 10.1 Appendix, and 8.4 where applicable.

*Maximum of 44 feet floor of top floor of building, with maximum height of building not to exceed 64 feet. For structures other than buildings, the maximum height shall be 44 feet.

TYPICAL DEVELOPMENT CONFIGURATION



3.0 USES AND PERFORMANCE CONDITIONS

3.1 Establishment of a Table of Uses

The uses permitted in order to achieve the intent of the zoning districts established by Chapter 2.0 are set forth in the Table of Uses, Table 3.1.

3.2 Determination of Use Category

The provisions of this ordinance shall be administered and enforced by the Municipal Building Inspector. This official shall have the right to enter upon any premises necessary to carry out his duties in the enforcement of this ordinance.

3.3 Table of Uses

3.3.1 **Generally.** Table 3.1 Uses Permitted by District lists uses permitted in each zoning district by right; except that, within the TC District certain uses may be permitted as a special exception, or after staff review. Specific use performance conditions are set forth in Section 3.4.

3.3.2 **Districts.** Table 3.1 Uses Permitted by District lists uses for each district within the City's zoning jurisdiction. Uses in Overlay Districts are governed by the uses in underlying districts and further supplemented by regulations set out in other provisions of this ordinance.

3.3.3 **Symbols.**

- i. Where the symbol "■" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this Chapter.
- ii. Where the symbol "◆" is shown, the use to which it refers is a special exception and must be approved by the Board of Zoning Appeals under the process for special exceptions set out in Section 8.2.3.b.
- iii. Where the symbol "□" is shown, the use to which it refers requires staff review in which additional supporting and clarifying information may be required and development conditions applied to mitigate negative impacts.

- iv. Where the symbol "-" is shown or where a cell is blank in the table, the use to which it refers is not permitted.

3.4 Additional Standards

Section 3.4, which follows Table 3.1, contains additional standards applicable to the various uses organized by the use categories set out in Table 3.1: Agriculture,; Residential; Institutional; Industrial; Lodging; Office; Recreational and Entertainment; Retail and Personal Service; Support Service; Accessory; and Temporary and Miscellaneous;

TABLE 3.1 USES PERMITTED BY DISTRICT

■	Permitted																
□	Permitted on Review																
◆	Special Exception																
-	Not Permitted	AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1				
Agriculture																	
Agriculture Tourism Activity	■											■	■				
Customary General Farming	■	■	■	■	■		■	■									
Winery	■									■		■	■				
Residential																	
Boarding and Rooming Houses				■	■												
Live/Work Unit						■	■	■									
Mobile Home Park					■		■										
Multifamily				■	■	■	■	■			□	■	■				
Single Family	■	■	■	■	■	◆	■	■			■	■	■				
Two Family				■	■		■	■			■	■	■				
Upper Floor Housing						■											
Institutional																	
Community & Civic Association Uses					■	■	■	■	■	■							
Government		■	■	■	■	■	■	■	■	■	■	■					
Hospital						■	■	■	■	■							
Library						■											
Medical Clinics (Specified)							■	■	■								
Museum or Art Gallery						■	■	■	■			■					
Nursing Home					■		■	■	■	■							
Park, Public	■	■	■	■	■	■	■	■	■	■	■	■	■				
Religious Assembly		■	■	■	■	■	■	■	■	■	□	■					
School			■	■	■		■	■	■								
Industrial																	
Any industry which does not cause injurious or obnoxious noise, fire hazards or other objectionable conditions										■							
Large Distillery										■							
Mining/Extraction										◆							
Lodging																	
Bed and Breakfast Homestay											■						
Bed and Breakfast Inn												■	■				
Hotel, Motel - With Amusement								■	■	■		■	■				

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TABLE 3.1 USES PERMITTED BY DISTRICT

	■ Permitted □ Permitted on Review ◆ Special Exception - Not Permitted															
		AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1			
Hotel, Motel - Without Amusement						■	■	■	■	■		■	■			
Recreational Vehicle Park/Travel Trailer Park						■	■	■	■			■	■			
Recreational Vehicle Parking for Tourist occupying other Accommodations within a Development						■	■	■	■			■	■			
Transient Rental Unit		■		■	■	■	■	■	□			■	■			
Office																
Cabin Rental Office						■	■	■	■	■		■	■			
Doctor/Dentist Office						■	■	■	■	■		■	■			
Professional Offices					■	■	■	■	■	■		■	■			
Recreation and Entertainment																
Outdoor Entertainment (44 Feet and Under)						■	■	■	■			■	■			
Outdoor Entertainment (Over 44 Feet)						■	■	■	■			□	■			
Places of Amusement & Assembly - Indoor						■	■	■	■			■	■			
Special Assembly Venue		■				■	■	■	■			■	■			
Tennis Clubs, Country Clubs, & other similar uses			■	■	■	■	■	■	■	■		■	■			
Retail and Personal Service																
Automobile and Mobile Home Sales						■	■	■	■	■		■	■			
Day Care Center				■	■	■	■	■	■	■		■	■			
Day Care (TC)						■	■	■	■			■	■			
Farmer's Market						■	■	■	■			■	■			
Financial Services						■	■	■	■			■	■			
Funeral Home						■	■	■	■	■		■	■			
Gasoline Stations						■	■	■	■	■		■	■			
Pawn Shops						■	■	■	■			■	■			
Personal Services						■	■	■	■	■		■	■			
Psychic & Palm Reading Activities						■	■	■	■			■	■			
Restaurant With Drive-Through						■	■	■	■			■	■			
Restaurant Without Drive-in or Drive-Through						■	■	■	■	■		■	■			
Retail Distilleries						■	■	■	■	■		■	■			

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Use	■	□	◆	-	AR A-R	LDR R-1	MDR R-2	HDR R-3	TC	NC C-2	IC C-3	AC C-4	IN M-1	HRO	TCL C-5	VA V-1			
	Permitted	Permitted on Review	Special Exception	Not Permitted															
Retail Stores	■								■	■	■	■	■	■	■				
Retail Wineries	■								■	■	■	■	■	■	■				
Sexually Oriented Business & Commercial Activities												■							
Shopping Centers										■	■	■	■	■	■				
Small Distilleries												■	■	■	■				
Studios for Work and/or Teaching									■	■	■	■		■	■				
Tattoo Businesses												■			■				
Urgent Care												■			■				
Support Service																			
Automobile Repair Garage and Similar Operations												■	■	■	■				
Communication Antennas & Towers	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Construction Services/Office												■	■	■	■				
Public or Quasi-Public Utilities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Terminals													■	■	■				
Warehouses/Storage Facilities												■	■	■	■				
Wholesale Business												■	■	■	■				
Wireless Telecommunication Facilities (TC)									■					■	■				
Accessory																			
Caretaker Quarters													■	■	■	■	■	■	■
Customary Accessory Building		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Customary Home Occupation	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Home Occupation (TC)									◆	■	■	■	■	■	■	■	■	■	■
Storage Yards & Buildings												■	■	■	■	■	■	■	■
Temporary and Miscellaneous																			
Construction Trailer or Sales Office	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Person selling fresh produce grown in Sevier County; or fresh Christmas trees, in season, and subject to spoilage	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Planned Unit Development	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Special and Seasonal Events	□								□	■	■	■	■	■	□	■	■	■	■
Tents for Assembly Occupancy	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

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