

11-407. C-2, Central Business District. In order to protect and improve the principal shopping area of Lenoir City and to permit and encourage concentrated development of office and shopping facilities, a Central Business District is hereby established. Within the C-2, Central Business District the following regulations shall apply:

1. Permitted uses and structures.
 - a. Retail trade - general merchandise.
 - b. Retail trade - food.
 - c. Retail trade - apparel and accessories.
 - d. Retail trade - furniture, home furnishings, and equipment.
 - e. Retail trade - eating and drinking.

- f. Retail trade - drug and proprietary, antiques, book and stationary, sporting goods, hardware, jewelry, florists, and optical and photographic supplies.
 - g. Finance, insurance, and real estate services.
 - h. Business services.
 - i. Personal services, including laundry and dry cleaning establishments, beauty and barber shops.
 - j. Repair services not including automobile repair and service.
 - k. Professional services.
 - l. Governmental services not including correctional institutions and military reservations.
 - m. Commercial amusement establishments.
 - n. Cultural activities.
 - o. Religious activities and welfare and charitable services.
 - q. Railroad transportation.
 - r. Other uses and structures which are customarily accessory and clearly incidental to permitted uses and structures.
 - s. Residential Uses. Shall be permitted only as an accessory use. Residential uses shall be permitted on any floor above the first provided off-street automobile storage shall be provided as required under Section 11-308 of this ordinance. *(Amendment recommended by Lenoir City Regional Planning Commission 9/2/03, approved by Lenoir City Council 10/8/03.)*
2. Prohibited uses and structures. Any use or structure not specifically permitted or prohibited and includes the following prohibited uses:
- a. Any establishment (as defined above) engaged in the sale, distribution or presentation of any pornographic material.
 - b. Tattoo establishments as defined and regulated by TCA 62-38-101.
3. Area regulations. There are no specified side, front, or rear yard requirements or lot coverage requirements.

11-408. C-3, Highway Commercial District. The C-3, Highway Commercial District is established to provide for general commercial activity along major collectors and arterial highways. The regulations are designed to encourage the proper development of commercial areas in such a manner as to discourage the problems normally associated with strip commercial development; 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. Within the C-3, Highway Commercial District the following regulations shall apply:

1. Permitted uses and structures.
 - a. Any use permitted in the C-2, Central Business District.
 - b. Motels and tourist courts.
 - c. Service repair establishments, including service stations, automobile sales, and repair garages.
 - d. Tire recapping or re-treading.
 - e. Veterinary establishments provided that all animals shall be kept inside soundproof, air-conditioned buildings.
 - f. Wholesale and distributing center not involving over five thousand (5,000) square feet for storage of wares.
 - g. Shopping centers, including the location of more than one building on a lot provided such buildings share a common fire resistant wall.
 - h. Home Improvement Stores
2. Prohibited uses and structures. Any use or structure not specifically permitted is prohibited.
3. Area regulations. The principal building shall be located so as to comply with the following requirements:
 - a. Minimum lot width at building setback line - 50 feet.
 - b. Minimum depth of front yard - 30 feet (the minimum setback requirement shall not apply to overhead canopies (open of four sides) utilized for automotive refueling systems ancillary to service stations, or convenient shops. In no case however, shall said canopies be located within ten (10) feet of any fronting property line).
 - c. Minimum depth of rear yard - 15 feet (except where rear access to buildings are provided in which case the rear yard shall be a minimum of 25 feet).
 - d. Minimum width of side yards:
 - 1 story building 10 feet each
 - 2 story building 12 feet each
 - 3 story building 15 feet each
 - e. Within the district, building heights may exceed those as provided for in section 11-311, Maximum Building Height. The maximum building height shall not exceed six stories or seventy feet provided, however, the following requirements are met:

1. Setbacks:

- front yard. .. 30' plus .5' ft. increase for each foot of building height over forty (40) ft
- side yard . . 15' plus .75' ft. increase for each foot of building height over forty (40) ft
- rear yard . . 15' plus .5' ft. increase for each foot of building height over forty (40) ft

2. Buffer area: A minimum buffer/landscape area shall be provided along the periphery of the site at a minimum of two foot (2') for each story of building or for each Ten (10') of building height, whichever is greater. The buffer area shall be used exclusively for landscaping.

Commercial buildings may be built to the side lot line providing there is a common consent between the affected property owners and further provided that the buildings share a fire resistant wall.

(Addition recommended by the Lenoir City Regional Planning Commission at the March 5, 1996 meeting, and approved by Lenoir City City Council on April 8, 1996.)