

CHAPTER 7

C-2 DISTRICTS

SECTION

14-701. C-2 Highway Business District.

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14-701. C-2 Highway Business District. The Highway Business district, C-2, is established to provide areas in which the principal use of land is devoted to highway oriented commercial uses. The following regulations are designed to preserve the traffic carrying capacity of streets in the highway commercial district and to provide for necessary off-street parking and loading. The following regulations shall apply in the highway business district, C-2, as defined on the zoning map of Cumberland Gap, Tennessee. (1979 Code, § 11-701)

14-702. Permitted uses and structures. The following uses and structures are permitted:

- (1) Hotels, motels, indoor restaurants, and tourist shops.
- (2) Gasoline service stations as regulated in § 14-1110.
- (3) Auto sales, repair, and wash services excluding automobile wrecking, junk, or salvage operations.
- (4) Signs as regulated in § 14-1109. (1979 Code, § 11-702)

14-703. Special exceptions. The following uses may be permitted on review by the board of zoning appeals according to § 14-1401:

Any business or service which, in the 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 of zoning appeals may specify to preserve the character of the area. (1979 Code, § 11-703)

14-704. Prohibited uses and structures. All uses not specifically permitted or allowable as special exceptions are prohibited. (1979 Code, § 11-704)

14-705. Area regulations. All uses shall comply with the following requirements:

- (1) Minimum lot width at building line . . . 50 feet.
- (2) Minimum depth of front yard 35 feet.

- (3) Minimum depth of rear yard. 20 feet.
- (4) Minimum width of side yards:
 - 1 story building 10 feet each.
 - 2 story building 15 feet each.
 - 3 story building 20 feet each.
 - 4 story building 20 feet each.

However, commercial buildings may be built next to a common lot line, if the lot line walls have a fire resistance rating equal to that required by the Standard Building Code. (1979 Code, § 11-705)

14-706. Height requirements. No building shall exceed four stories or fifty (50) feet in height, except as provided in § 14-1203 of this code. (1979 Code, § 11-706)

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