

## CHAPTER 5

### C-1 DISTRICTS

#### SECTION

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**14-501. C-1 Central Business District.** The C-1 Central Business District is established in order to protect and improve the main shopping areas of Cumberland Gap and to permit concentrated development of offices, shopping facilities, and general commercial activities. Within the C-1 Central Business District, as shown on the zoning map of Cumberland Gap Tennessee, the following regulations shall apply. (1979 Code, § 11-601)

**14-502. Uses permitted.** The following uses are permitted:

- (1) Retail stores and shops.
- (2) Grocery and drug stores, and meat and fruit markets.
- (3) Indoor and outdoor restaurants.
- (4) Finance, insurance, and real estate establishments.
- (5) Theatres, excluding drive-ins.
- (6) Professional and government services, excluding hospitals.
- (7) Branch laundry and dry cleaning establishments.
- (8) Signs as regulated in § 14-1109. (1979 Code, § 11-602, as amended by Ord. #6-2018, Dec. 2018 *Ch7\_01-07-19*)

**14-503. Special exceptions.** The following uses may be permitted on review by the board of zoning appeals according to § 14-1401:

- (1) The manufacturing of craftworks on the premises of and in conjunction with a retail store or shop. The square footage of floor space used for manufacturing and storage cannot be more than triple the amount of space used for retail sales.
- (2) Museums and art galleries.
- (3) Any use which, in the opinion of the board of zoning appeals, is of the same general character as the above permitted uses. (1979 Code, § 11-603, as amended by Ord. #6-2018, Dec. 2018 *Ch7\_01-07-19*)

**14-504. Uses prohibited.** All uses not specifically permitted or allowable as special exceptions are prohibited. (1979 Code, § 11-604)

**14-505. Area regulations.** There are no specific front, side, or rear yard requirements or lot coverage requirements except as needed to provide off-street loading and unloading.

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. In addition, commercial buildings and structures may be built next to the rear lot line provided a public alley-way exists at the side or rear of the property and that requirements set forth in § 14-1105 of this code are met. (1979 Code, § 11-605, as amended by Ord. #6-2018, Dec. 2018 *Ch 7\_01-07-19*)

**14-506. Height requirements.** No building shall exceed three (3) stories or forty feet (40') in height, except as provided in § 14-1203 of this code. (1979 Code, § 11-606, as replaced by Ord. #6-2018, Dec. 2018 *Ch 7\_01-07-19*)

**14-507. Parking requirements.** As regulated in § 14-1108. (1979 Code, § 11-607, as amended by Ord. #6-2018, Dec. 2018 *Ch 7\_01-07-19*)

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