

**14-310. C-3 General commercial districts.**

The purpose of this district is to provide for general and highway commercial activity along the thoroughfares leading into the city. Regulations are designed to preserve the traffic-carrying capacity of the streets and to provide for off-street parking and loading. It is not the intent of this district to encourage extensive strip commercial development, but rather to provide concentrations of general commercial activities. Within the C-3 General commercial districts as shown on the zoning map of Sweetwater, Tennessee, the following regulations shall apply:

- (1) Uses permitted. Motels and tourist courts; drive-in establishments; service and repair garages; including stations as regulated by § 14-408, automobile sales and repair garages; tire recapping or retreading; commercial recreation uses; wholesale and distributing center not involving over five thousand (5,000) square feet for storage of wares to be wholesaled or distributed; not to include fireworks and other hazardous materials as defined in the Standard Building Code; outdoor advertising as regulated in § 14-409 of this code; accessory uses in accordance with § 14-402 or buildings; and all uses permitted in a C-2 zone except apartments or other residential uses.
- (2) Uses permitted on review.
  - (a) Travel trailer parks or any business or service which in the opinion of the board zoning appeals is of the same general character as the above permitted uses may be permitted according to § 14-604.
  - (b) Mobile homes may be used as offices for business establishments that conduct mobile home sales as their primary source of business.
- (3) Uses prohibited. The following uses are prohibited:
  - (a) Yards for storage of new or used building material or for any scrap or salvage operations or display of scrap, salvage, or secondhand materials.
  - (b) Storage of flammable liquids above ground in excess of five hundred (500) gallons.
  - (c) Any other use not specifically permitted or permissible on review in the C-3 General Commercial District.
- (4) Lot and area regulations.
  - (a) Minimum required front yard. . . . . 35 feet.
  - (b) The minimum required rear setback shall be 20 feet, except as provided in § 14-405. 14-19 1/13/05
  - (c) The minimum required side yard shall be fifteen (15) feet, except as provided in § 14-405. On lots adjacent to a residential district, all buildings shall be required to comply with the side yard requirements of the adjacent residential district on the side adjoining the residential district.
  - (d) Minimum depth of side yard on corner lot. . . . . 20 feet.
  - (e) Commercial buildings may be built on a common lot line provided that there is a mutual written consent of the owners of the buildings directly involved and the adjacent walls of the buildings have a fire resistant rating of two (2) hours.
  - (f) No building shall exceed three (3) stories or thirty-five (35)

feet in height except as in § 14-505.

(g) More than one building shall be permitted on a single lot in case of a shopping center provided that all applicable area and space requirements and off-street parking requirements have been complied with and further provided that such buildings share a common fire resistant wall and in accordance with § 14-415.

(h) Gasoline pumps and pump islands shall be set back a minimum of fifteen (15) feet from the street right-of-way. (1982 Code, § 11-310, as amended by Ord. #548, June 1983, Ord. #658, Dec. 1993, and Ord. #677, Nov. 1995, modified)