

CHAPTER 6

C-1A DISTRICTS

SECTION

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14-601. C-1A Central Business District Alpha. The C-1A Central Business District Alpha is established within the C-1 district to provide a central location in town for restaurants that are permitted for on premise consumption of alcoholic beverages while preserving and protecting existing residential buildings located within the district. The area is defined as the addresses on Colwyn Avenue with the numbers 400 through 699 with the front of the lot onto Colwyn Avenue. Since the C-1A District is within the C-1 Central Business District, as shown on the zoning map of Cumberland Gap Tennessee, the following regulations shall apply and are the same as those in chapter 5 of this title. (1979 Code, § 11-701, as replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, and Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-602. 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) Retail stores and shops and finance, insurance and real estate establishments and professional services, with residential above ground floor.
- (9) Signs as regulated in § 14-1109. (1979 Code, § 11-702, as replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*, and replaced by Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-603. 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) Detached single-family dwellings and accessory buildings or uses customarily incidental to detached single-family dwelling.
- (4) Event and meeting facility.
- (5) 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, § 11-703, as replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*, and replaced by Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-604. Uses prohibited. All uses not specifically permitted or allowable as special exceptions are prohibited. (1979 Code, § 11-704, as replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, and Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-605. 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.

Detached single-family residential buildings and accessory buildings customarily incidental to detached single-family residential building shall comply with the following requirements:

- (1) Minimum lot area 5,000 square feet.
- (2) Minimum lot width at building setback line 50 feet.
- (3) Minimum depth of front yard 30 feet.
- (4) Minimum depth of rear yard 20 feet.
- (5) Minimum width of side yard 10 feet.
- (6) Maximum building area 50 percent of the total lot area.

Event and meeting facilities shall comply with the following requirements:

- (1) Minimum lot area 20,000 square feet.
- (2) Minimum lot width at building setback line 100 feet.
- (3) Minimum depth of front yard 30 feet.
- (4) Minimum depth of rear yard 30 feet.
- (5) Minimum width of side yard 25 feet.
- (6) Maximum building area 50 percent of the total lot area.

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, § 11-705, as replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, and Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-606. 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, § 11-706, replaced by Ord. #5-2017, July 2017 *Ch7_01-07-19*, amended by Ord. #6-2018, Jan. 2019 *Ch7_01-07-19*, and replaced by Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-607. Parking requirements. As regulated in § 14-1108. (as added by Ord. #5-2017, July 2017 *Ch7_01-07-19*, and replaced by Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)

14-608. Boundaries. The boundaries of the zone shall be designated as outlined on the zoning map attached and on display at the Town Hall of Cumberland Gap, Tennessee. (as added by Ord. #5-2017, July 2017 *Ch7_01-07-19*, and replaced by Ord. #4-2021, Aug. 2021 *Ch9_12-05_22*)