

CHAPTER 8

C-3 DISTRICTS

SECTION

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14-801. C-3 Highway Business District. The highway business district, C-3 is established to provide areas along U.S. Highway 58 and located within the Town of Cumberland Gap, in which are located more than three hundred feet (300') from an establishment that is licensed to sell beer liquor or any other type of alcoholic beverage and which the principal use of land is devoted to highway oriented commercial businesses. The following regulations are designed to preserve the traffic carrying capacity of streets along the U.S. Highway 58 Commercial District and to provide for necessary off street parking and loading and to preserve for the safety of ingress and egress from U.S. Highway 58 into the established businesses. The following regulations shall apply in the highway business district, C-3, as defined on the zoning map of Cumberland Gap, Tennessee. (as added by Ord. #9-2005, Oct. 2005, as replaced by Ord. #10-2013, Dec. 2013)

14-802. 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.
- (5) Adult book store establishments as regulated in § 9-501 et seq.
- (6) Any clinic, treatment center, business or any other type of establishment that derives fifty percent (50%) or more of its gross revenues from the treatment of drug addiction utilizing the distribution of Methadone.
- (7) Any clinic, treatment center, business or any other type of establishment that derives fifty percent (50%) or more of its gross revenues from the treatment of pain. Due to the administration of drugs and is commonly known as pain management or drug rehabilitation clinics or facilities. (as added by Ord. #9-2005, Oct. 2005, and replaced by Ord. #10-2013, Dec. 2013, and amended by Ord. #2-2017, June 2017 **Ch7_01-07-19**, and Ord. #6-2018, Dec. 2018 **Ch7_01-07-19**)

14-803. 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 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. (as added by Ord. #9-2005, Oct. 2005, as replaced by Ord. #10-2013, Dec. 2013, and amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-804. Prohibited uses and structures. All uses not specifically permitted or allowable as special exceptions are prohibited. (as added by Ord. #9-2005, Oct. 2005, as replaced by Ord. #10-2013, Dec. 2013)

14-805. Area regulations. All uses shall comply with the following requirements:

- (1) Minimum lot width at building line fifty feet (50').
- (2) Minimum depth of front yard thirty-five feet (35').
- (3) Minimum depth of rear yard twenty feet (20').
- (4) Minimum width of side yards;
 - 1 Story building..... ten feet (10') each.
 - 2 Story building..... fifteen feet (15')each.
 - 3 Story building..... twenty feet (20') each.
 - 4 Story building..... twenty feet (20') each.

However, commercial buildings may be built next to the common lot line, if the lot line walls have a fire resistance rating equal to that required by the standard building code. (as added by Ord. #9-2005, Oct. 2005, and replaced by Ord. #10-2013, Dec. 2013)

14-806. Height requirements. No building shall exceed four (4) stories of fifty feet (50') in height, except as provided in § 14-1203 of this code. (as added by Ord. #9-2005, Oct. 2005, replaced by Ord. #10-2013, Dec. 2013, and amended by Ord. #6-2018, Dec. 2018 *Ch7_01-07-19*)

14-807. 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. #10-2013, Dec. 2013)