

3. Maximum Lot Coverage: There is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.
4. Height Requirements: The maximum height of all buildings located in the C-1 District shall be established as follows, except as provided in Article VI, Section 6.030.
  - a. The maximum building height at the street line shall be four (4) stories or fifty (50) feet.
  - b. For each foot the building is set back from the street line, the height of the building may be increased by 1.5 feet to a maximum height of sixty-five (65) feet.
  - c. Any property located within the Smyrna Airport Restricted Height Boundary must also comply with the height restrictions as provided in Article V, Section 5.060.
5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

F. Landscaping Requirements

1. The required front yard, extending from the front lot line, shall be maintained as a permanently open, landscaped area, broken only by permitted driveways.
2. Also as required in Article III, Section 3.130.C.

5.053.2 C-2, Highway Service District.

A. District Description:

This district is designed to provide for a wide range of retail, office, amusement and service uses with adequate space in appropriate locations which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Some light industrial uses involving high performance standards are also allowed. Community facilities and utilities necessary to serve these districts, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building or proximate residential districts. Appropriate locations for this district is along major traffic arteries.

## **B. Uses Permitted**

In the C-2, Highway Service District, the following uses and their accessory uses are permitted.

1. Cultural and recreational services.
2. Essential public transport, communication and utility services, other than cellular towers.
3. Building materials and farm equipment sales, provided there is no outdoor storage with the exception of retail nurseries and farm equipment vehicles.
4. Contract construction services provided there is no outdoor storage.
5. Convenience retail sales and services.
6. Consumer repair services.
7. Entertainment and amusement services.
8. Financial, insurance, real estate and consulting services.
9. Food and beverage services.
10. Food service (take out).
11. Animal care and veterinarian services provided there is no outside housing of animals.
12. General business services.
13. General personal services.
14. General retail trade.
15. Medical services.
16. Professional services not otherwise listed.
17. Transient habitation, excluding sporting and recreational vehicle camps.
18. Automobile sales, rental and delivery, excluding aircraft dealers, boat dealers, recreational and utility trailer dealers.

19. Religious facilities.
20. Wholesale sales provided there is no outdoor storage.
21. Health care facilities.
22. Plant and forest nurseries.
23. Mortuaries and funeral homes.
24. Day Care Centers.
25. Kennels/Stables
26. Alternative Financial Services.
27. Convenience Store Sales.
28. Used Car Sales.
29. Commercial Uses as permitted in the C-1 Zoning District.

#### **C. Uses Permitted as Special Exceptions**

In the C-2, Highway Service District, the following uses and their accessory uses may be permitted as a special exception after review and approval in accordance with Article VIII, Section 8.060.

1. Limited manufacturing and warehousing conducted in completely enclosed building, providing a fifty (50) foot buffer is installed.
2. Sporting and recreational vehicle camps.
3. Group assembly, other than race tracks and drag strips.
4. Assisted living facility.
5. Cellular Towers  
(Amended by Ordinance #2019-19, June 2019)

#### **D. Uses Prohibited**

Industrial uses, automobile wrecking recycling, junk or salvage yards, vehicle storage areas, uses not specifically permitted or permitted as a special exception.

#### **E. Dimensional Regulations**

All uses permitted in the C-2, Highway Service District shall comply with the following requirements except as provided in Article VI.

1. Minimum Lot Size.

No minimum lot size shall be required.

2. Minimum Yard Requirements.

Front Yard 20 Feet\*  
\*(Two-thirds of the front yard must be dedicated to landscaping).

Side Yard 10 Feet

Rear Yard 20 Feet

Building Setback 35 Feet

3. Maximum Lot Coverage.

Provided landscaping and parking requirements are met there is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-2 District.

4. Height Requirements.

No building shall exceed forty (40) feet in height, except as provided in Article VI, Section 6.030. Buildings within one-half (½) mile of any Interstate 24 interchange, as measured from the middle of the bridge on the primary roadway, may exceed forty (40) feet up to six (6) stories or seventy-five (75) feet. Any property located within the Smyrna Airport Restricted Height Boundary must also comply with the height restrictions as provided in Article V, Section 5.060. (Amended by Ordinance #2019-32, Aug. 2019)

F. Landscape Requirements

1. The required portion of front yard, extending from the front lot line shall be maintained as a permanently open, landscaped area broken only by permitted driveways.

2. Also as required in Article III, Section 3.130.C.

5.053.3 C-3, Neighborhood Service Business District.

A. District Description:

This district is designed to provide for uses to serve the recurring household needs and personal service requirements of the occupants of nearby residential areas. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by