

Section 1100 C-1 TOURISM COMMERCIAL DISTRICT

1100 Intent

It is the intent of the C-1 Tourism Commercial District to promote the clustering and Development of commercial facilities which are directly dependent upon transient patronage or otherwise clearly related to traffic along expressways, in such a manner as to protect both the businesses and the surrounding neighborhoods.

1101 Location

Tourism Commercial Districts shall be located so as to primarily serve traffic on major Streets or collector Streets, and all businesses developed within such district shall be situated on site so as to offer convenient ingress and egress to such Streets. For the purpose of these regulations, the terms "major Street" and "Collector Street" shall be taken to mean any Street identified as such in the General Plan for East Ridge, as amended, or any successor plan.

1102 Permitted Uses

- A. Motels, Hotels, and convention centers.
- B. Restaurants and other establishments serving prepared food and beverage.
- C. Automobile Service Stations.
- D. Churches, synagogues and religious Buildings.
- E. Bus terminals, train stations, and taxi stands.
- F. Drug stores, gift shops, camera shops, and stationery stores.
- G. Banking establishments and savings and loans.
- H. On-Premise Signs as regulated in ARTICLE VI, Section 111.
- I. Utility substations and transformers.

1103 Uses Permitted on Review

The following uses shall be allowed only after being reviewed and approved by the City Council as provided for in ARTICLE IV, Section 105 of this Ordinance:

- A. Bowling alleys, theaters and similar indoor amusements.
- B. Recreational Vehicle Camps as restricted in ARTICLE VII.
- C. Child Care Centers as defined in ARTICLE II.
- D. Off-Premise Signs and Billboards.
- E. Miniature golf courses, drive-in theaters, and similar outdoor amusements. (Formerly 1104.5; Ord. No. 602, 12/14/1995)

1104 Permitted Accessory Uses and Structures

The following accessory uses and Structures may be permitted in any approved C-1 Tourism Commercial District.

- A. Residence for innkeeper and Family associated with Motels, Hotels, recreational vehicle camps, and other accommodations.
- B. Used and Structures which are customarily incidental and subordinate to permitted principal uses and Structures, as stated and restricted above, and which do not involve operations or Structures not in keeping with the intent of this section or with the character of the district, or likely (as constructed, operated, or maintained) to have an adverse effect on the character of areas surrounding the district.

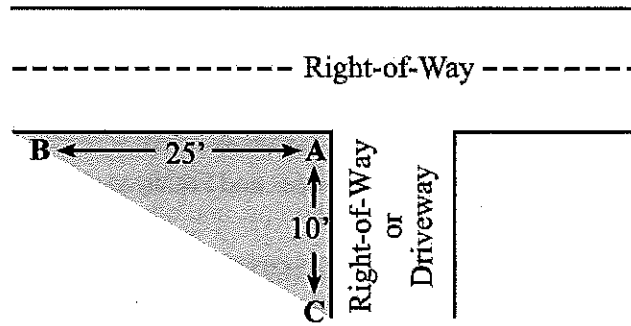
1105 Prohibited Uses and Structures

In general, any use or Structure not of a nature permitted under "Principal Uses Permitted" and "Permitted Accessory Uses and Structures" or any use or Structure that is otherwise found to be not in keeping with the stated intent of these district regulations is prohibited within the C-1 Tourism Commercial District.

- A. Outdoor storage of new and used merchandise, materials, household goods and appliances, industrial salvage, construction materials, commercial and industrial equipment.

1106 Minimum Yard and Landscaping Requirements; Maintenance of Visibility at Access Points; Relation of Yards to Turnout and Merging Lanes

- A. Yards with a minimum depth of twenty-five (25) feet shall be provided along any public Street or right-of-way.
- B. Side Yards with a minimum width of ten (10) feet and Rear Yards of not less than twenty-five (25) feet depth shall be required where a permitted C-1 use adjoins R-1, R-2, R-3, R-5, RZ-1, or RT-1 Residential District.
- C. Other than as provided above, no other Front, Rear, or Side Yards are required, but where Buildings are separated, the distance between them shall be at least ten (10) feet.
- D. No Structure, landscaping, fences, terraces, or other natural or artificial features adjacent to any Street shall be of a nature impairing visibility from or of approaching vehicular traffic where such visibility is important to safety, nor shall such features in any way create potential hazards to pedestrians. In particular, at vehicular entrances and exits, no off-Street parking, landscaping, or other material impediment to visibility between the heights of three (3) feet and eight (8) feet shall be permitted within a triangular area bounded by imaginary lines connecting three (3) points as described and illustrated below:



- Point A - At the intersection of any private driveway with a public right-of-way, the point of intersection nearest approaching traffic.
- Point B - Beginning at Point A, proceeding along the boundary line of the public right-of-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.
- Point C - Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway toward the interior of the Lot for a distance of ten (10) feet to a third point: Point C.

The restrictions imposed by this regulation shall apply only to the private property served by the driveway in question.

- E. Along major public Streets, turn-out lanes, and merging lanes may be required to be constructed on the Lot, with length and width as appropriate to the flow of traffic, and traffic-separation devices may be required at such entrances and exits and along such merging lanes. Whether required by the Chief Building Official or provided voluntarily, such turn-out and merging lanes may be included as part of the required Yard adjacent to the public collector or arterial Street. Any disagreement regarding requirements for turn-out and merging lanes may be Appealed to the Board of Zoning Appeals.

1107 Maximum Height of Structure

No Building shall exceed in height the shortest distance from Building to nearest boundary of a Residential District.

1108 Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking and loading space shall be provided on the same Lot as or a Lot adjacent to the Structure or use in accordance with the following requirements:

- A. For Motels, Hotels, and similar uses, one and one-quarter (1.25) Parking Spaces for every guest room or unit.
- B. For churches, School, theaters, and public Buildings there shall be one (1) space for every three (3) seats in the largest chapel or auditorium.

- C. For offices and banks there shall be one (1) space for every two hundred (200) square feet of floor space.
- D. For restaurants, delicatessens and other eating establishments, there shall be one (1) Parking Space for every three (3) seats.
- E. Principal parking requirements for retail uses in the C-1 Commercial District will be four (4) spaces per one thousand (1,000) square feet of gross leasable space for all Buildings or commercial centers of less than twenty-five thousand (25,000) square feet.
- F. For Buildings/Developments of over twenty-five thousand (25,000) square feet of gross leasable space in the C-1 Commercial District, the requirements will be five (5.0) spaces per one thousand (1,000) square feet.
- G. Handicapped parking requirements shall conform with those set forth in the Tennessee Code Annotated, Title 55, Chapter 21, and the East Ridge Building Code, and shall be provided at the rates set forth in ARTICLE VI, Section 109.2.10, of this Ordinance.
- H. There shall be two (2) Parking Spaces for each Dwelling Unit, in addition to the parking and loading spaces required for other uses.
- I. There shall be one (1) loading space for every ten thousand (10,000) square feet of floor area used for commercial purposes. Such loading space shall be in accordance with the standards of and approved by the Chief Building Official.
- J. Off-Street loading facilities shall be provided which do not require the use of required off-Street Parking Space during hours when establishments in the district are open for business.
- K. All off-Street parking and loading space shall be subject to review and approval by the Chief Building Official and shall be so located, improved, illuminated, operated and maintained as to provide safe and convenient circulation on the premises and to and from adjacent Streets, and to minimize potential frictions with adjoining property owners.
- L. For business operations which involve a combination of uses such as warehousing and wholesaling along with retailing or other permitted uses, total required parking may be determined by measuring the amount of floor space within the business Structure that is devoted to each separate use and calculating the need based upon the specific parking requirements as set forth for the various uses in this section and elsewhere in this Ordinance. Parking requirements calculated in this manner shall be subject to review and approval by the City of East Ridge Building Official prior to issuance of any Building or occupancy permit.