

Article V, Section 1400 C-4 Planned Commerce Center District

Section 1400 C-4 PLANNED COMMERCE CENTER DISTRICT

1400 Definition

A Planned Commerce Center is a Development intended to serve the diverse needs of an entire community or region which is generally planned and constructed as a unit. A Planned Commerce Center is intended to provide a variety of goods and services in stores and offices conveniently arranged with respect to one another and to off-Street parking facilities provided with safe access to and from appropriate public Streets.

1401 Intent

It is the intent of this section to promote flexibility and diversity in the Development and maintenance of Planned Commerce Centers which are complementary and appropriate to the surrounding neighborhood and in keeping with the General Plan of the community, and subject to such other conditions and safeguards as may be established to assure, insofar as possible, that the Development will protect and enhance the value of surrounding property in addition to fulfilling public needs of the community or region.

1402 Location

C-4 Planned Commerce Center Districts shall be permitted only where adequate Frontage is available for ingress and egress utilizing major Streets as designated in the official General Plan for East Ridge or any such successor plan.

1403 Uses Permitted

- A. Department stores, supermarkets, drug stores, bakeries, meat markets, delicatessens, hardware, paint, and wallpaper stores, camera shops, florists, gift shops, hobby shops, stationery stores, apparel stores, shoe stores, variety stores, jewelry stores, stores for sale of gardening supplies and equipment, radio and TV stores, music stores, furniture and appliance stores, pet stores subject to all health and humane regulations applicable to such pet stores;
- B. Eating and drinking establishments;
- C. Barber shops, beauty shops, cleaning and laundry agencies without major processing on the premises and establishments with coin-operated equipment for laundry and dry cleaning, shoe repair shops, repair establishments for household articles and appliances, filling stations and repair Garages for the repair and testing of internal combustion engines provided that such uses shall be located in a separate Structure at least one hundred fifty (150) feet from any use of a non-similar nature;
- D. Offices, Studios, medical and dental Clinics, banking facilities, private, service and professional Clubs;
- E. Hotels and Motels;
- F. Apartments, Townhouses, and condominiums; provided, however, that all permanent residential use shall be located on upper floors or otherwise separated from areas of principal commercial activity; that

separate and exclusive pedestrian entrances and exits for permanent residents shall be provided other than those (or in addition to those) used for access to the principal commercial area, and provided that separate and exclusive parking areas for use by permanent residents shall be perpetually maintained;

- G. Theaters, bowling alleys, and other indoor entertainment and cultural facilities.
- H. Warehousing and wholesaling operations, provided that such uses shall be ancillary to permitted retail sales and service operations within the Planned Commerce Center and provided that space devoted to such warehousing and wholesaling uses shall not compromise more than twenty-five (25) percent of total space within the center;
- I. In general, all stores or shops for the conduct of a retail business are permitted unless otherwise prohibited by these regulations or other laws and ordinances;
- J. Child Care Centers as defined in ARTICLE II.
- K. On-Premise Signs as regulated in ARTICLE VI, Section 111;
- L. Automobile dealerships – new and used.
- M. Utility substations and transformers.

1404 Permitted Accessory Uses and Structures

Uses and Structures which are customarily accessory and clearly 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 character of the planned commerce center, or likely (as located, constructed, operated, or maintained) to have an adverse effect on the character of areas surrounding the shopping center. It is specifically provided that garbage and trash, unless kept in principal Buildings, shall be kept in accessory Structures, and that neither the containers nor loose garbage or trash shall be visible from residential areas, from portions of the premises customarily open to customer parking or customer, pedestrian or automotive traffic, or from public ways.

1405 Prohibited Uses and Structures

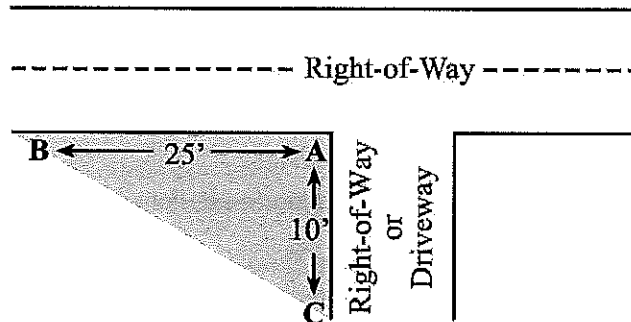
- A. The production or manufacture of goods other than those intended for sale at retail on the premises.
- B. In general, any use or Structure not of a nature permitted under "Principal Uses Permitted and "Permitted Accessory Uses and Structures" above.
- C. Off-Premise Signs.

1406 Minimum District Dimensions

The district shall be of such size, shape, and location as to enable Development of well-organized commercial and residential facilities with proper access, ingress, egress, off-Street parking and loading space, and other requirements.

1407 Minimum Yard and Landscaping Requirement; Maintenance of Visibility at Access Points; Relations 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 permitted use adjoins any Residential District.
- C. Other than as provided above, no additional 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 feature 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 Traffic Engineer 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.

1408 Maximum Height of Structure

No portion of any Structure shall project through imaginary planes leaning inward from Lot Lines at an angle of forty-five (45) degrees, nor necessitate an increase in established glide angles or raise elevations of established turning circles in relation to any airport, contingent upon Federal Aviation Administration approval.

1409 Minimum Off-Street Parking and Loading Space Requirements

Off-Street parking within any C-4 Planned Commerce Center District shall be provided on the same Lot or a Lot adjacent to the Structure or use in accordance with the following requirements:

- A. For Hotels, Apartments and all other facilities per permanent or transient accommodations, parking shall be provided at a rate of one point five (1.5) spaces for each unit or guest room and such space is to be reserved specifically for such uses; and
- B. For auditoriums, theaters, and similar uses, there shall be one (1) Parking Space for every three (3) seats in such facilities; and
- C. For offices, banks, and other such uses of a strictly service nature, there shall be one (1) Parking Space for every two hundred (200) square feet of floor space; and
- D. For restaurants, delicatessens and other eating establishments, there shall be one (1) Parking Space for every three (3) seats; and
- E. For warehousing and wholesaling operations and for space within retail operations devoted to such uses, parking shall be provided at a rate of one (1) space per employee, on the largest shift; and one (1) Off-Street loading space shall be provided per ten thousand (10,000) square feet of floor space or fraction thereof; and
- F. Principal parking requirements for retail uses in the C-4 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; and
- G. For Buildings/centers of over twenty-five thousand (25,000) square feet of Gross Leasable Space in the C-4 Commercial District, the

requirements will be five (5.0) spaces per one thousand (1,000) square feet; and

- H. The Chief Building Official may waive Parking Space requirements set forth above for detached warehouse facilities which are attendant to the principal commercial use; and
- I. 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; and
- J. 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. 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; and
- 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 residential property.