

4.050. C-1, General Commercial District.

A. District Description.

The C-1, General Commercial District, is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Hickman County. Regulations are designed to preserve the traffic-carrying capacity of the streets and roads in Hickman County and to provide for necessary off-street parking and loading. The following regulations shall apply in the C-1, General Commercial District, as established in the Zoning Atlas of Hickman County, Tennessee.

B. Uses Permitted.

In the C-1, General Commercial District, the following uses and their accessory uses are permitted.

1. Wholesale Trade.

- (a) Motor vehicles and automotive equipment;
- (b) Drugs, chemicals and allied products;
- (c) Dry goods and apparel;
- (d) Groceries and related products;
- (e) Farm products;
- (f) Electrical goods;
- (g) Hardware, plumbing, heating equipment and supplies;
- (h) Machinery, equipment, and supplies.

2. Retail Trade.

- (a) Building materials, hardware, and farm equipment;
- (b) General merchandise;
- (c) Food;
- (d) Automotive, marine craft, and accessories;
- (e) Apparel and accessories;
- (f) Furniture, home furnishings, and equipment;
- (g) Eating and drinking;
- (h) Drug, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice.
- (i) Agricultural products.

3. Hotels, motels, and tourist courts.
4. Religious Facilities.
5. Professional services.
6. Medical Facilities.
7. Gasoline service stations.
8. Commercial recreation uses.
9. Finance, insurance and real estate services.
10. Personal services.
11. Business services.
12. Repair services.
13. Contract construction services.
14. Warehouses or storage facilities, except those used for storing hazardous materials.
15. Kennels or animal hospitals.
16. Funeral parlors.
17. Governmental services, including fire stations.
18. Educational services.
19. Transportation, communication and utility services except solid waste disposal.
20. Signs as regulated by the Tennessee Department of Transportation. No local permits are required.
21. Agricultural uses.
22. Roadside stands for the sale of agriculture or forestry products provided that such stand does not exceed an area of three hundred (300) square feet and that it is located off the public right of way.
23. Residential:
 - (a) Dwellings areas located within commercial building

Any mixture of commercial and residential uses must comply with all applicable building codes.

C Uses Permitted as Special Exceptions.

In the C-1, General Commercial District, the following uses and their accessory uses

may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Any business or service which, in the opinion of the Board of Zoning Appeals, is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the Board may specify to preserve the character of the district.
2. Travel trailer parks and overnight campgrounds.
3. Livestock sales or feeding yards.
4. Indoor Gun Ranges and Indoor Live Fire Shoot Houses. Refer to Section 3.140. **(Added by Resolution 17-02, July 28, 2017)**

D. Uses Prohibited.

In the C-1, General Commercial District, all uses, except uses or their accessory uses specifically permitted or permitted upon approval as a special exception by the Board are prohibited.

E. Dimensional Regulations.

All uses in the C-1, General Commercial District shall comply with the following requirements except as provided in Article V.

1. Front Yard. The minimum depth of the front yard shall be thirty (30) feet.
2. Rear Yard. The minimum depth of the rear yard shall be fifteen (15) feet, except where vehicular access will be provided to the rear of the lot, in which case a minimum rear setback of thirty (30) feet shall be required.
3. Side Yard. The minimum side yard requirement shall be twenty (20) feet where vehicular access is available to the rear of the lot. Where no such access is available or desired, a side yard of fifteen (15) feet shall be permitted. On lots adjacent to an agricultural or residential district, all structures shall be so located as to comply with the side yard requirement of the adjacent district on the side adjoining said district. Commercial buildings may be built on a common lot line provided that there is mutual written consent of the owners of the buildings and land directly involved and the adjacent walls of the buildings have a fire-resistant rating of two (2) hours.
4. Land Area. No minimum land area shall be required in the C-1, General Commercial District, where public water and sanitary sewer service is available. Where only public water is available, there shall be a minimum land area of (22,000) square feet, except that lots of record smaller than the required minimum, at the time of the adoption of this resolution, may be utilized, provided that said lot of record is not smaller than (15,000) square feet. Where no public water or sewer service is available, there shall be a minimum land area of three (3) acres.

All attached buildings must meet applicable area and space requirements and share a common fire-resistant wall.

5. Maximum Lot Coverage. No maximum lot coverage shall be imposed in the C-1, General Commercial District.
6. Lot Width. No lot shall be less than one hundred (100) feet wide at the front building setback line.
7. Height Requirement. No building shall exceed four (4) stories or fifty (50) feet in height, except as provided in Article V, Section 5.030.
8. Parking Space Requirement. As regulated in Article III, Section 3.010.

4.051 C-2 Commercial District (Added by Resolution 18-06, February 27, 2018)

A. District Description

This C-2, Commercial District is designed to provide adequate space in locations designed to serve the needs of the community and visitors. The intent is to mostly limit this district to light commercial uses. Also, commercial trade and some commercial restaurants uses are permitted if necessary to serve the recurring needs of persons frequenting this district. Community services and public utilities necessary to serve the community are permitted. Efforts should be made to cluster the development pattern and avoid strip commercial development. **Public Water shall be required for this District.**

B. Uses Permitted:

The following uses and their accessory uses are permitted:

1. Community Facility Services limited to:
 - a. Administrative Services
 - b. Cultural and Recreation Services
 - c. Religious Facilities or other places of assembly
 - d. Essential Services
2. Commercial Activities limited to:
 - a. Convenience Commercial
 - b. Financial, Consulting, and Administrative Services
 - c. General Business and Communication Services
 - d. General Personal Services
 - e. Medical and Professional Services
 - f. Undertaking Services
 - g. Food and Beverage Service