

5.050. Commercial District Regulations

The following regulations shall apply in the commercial districts established in Section 5.010 of this Resolution.

5.051 -- C-1, Rural Center District

- a. District Description: The C-1, Rural Center District, recognizes the need to provide for areas within Maury County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain merchandising and services. In Maury County, several small rural centers exist, primarily to provide such convenience goods and services to residents of the surrounding areas. These centers serve a necessary economic function and the mixed land uses that characterize these centers are not particularly detrimental. This district is intended to be a flexible zone which is necessary in a rural center. The district is intended to avoid creation of numerous nonconforming uses and to allow for change and growth within these existing areas, but to prevent this mixture of land uses from spreading along major traffic routes or into the surrounding countryside. The following regulations shall apply in the C-1, Rural Center District, as defined on the Zoning Map of Maury County, Tennessee.
- b. Uses Permitted: In the C-1, Rural Center District, the following uses and their accessory uses are permitted:
 - 1. Detached single-family and duplex dwellings, and mobile homes.
 - 2. Agriculturally oriented commercial or light industrial uses.
 - 3. Educational institutions.
 - 4. Utility facilities necessary for the provision of services.
 - 5. Churches, Places of Worship and other places of assembly.
 - 6. Governmental buildings and community centers.
 - 7. Medical facilities.
 - 8. Individual retail stores, professional service offices, commercial amusement establishments, and boarding houses.
 - 9. Service stations and automobile repair establishments, subject to the provisions of ARTICLE IV, Section 4.060.
 - 10. Warehouses or storage facilities, except those facilities for storing petroleum or other potentially hazardous materials.
 - 11. Customary home occupations as regulated in ARTICLE IV, Section 4.040.
 - 12. Farm Winery.
 - 14. Child Care Center.
 - 15. Group Day Care Home.
 - 16. Mini Storage Warehouse Facility.
 - 17. Restaurant

- c. Uses Permitted as Special Exceptions: In the C-1, Rural Center District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VIII, Section 8.080.
1. Livestock, sales or feeding yards.
 2. Apartment units subject to the density standards and other requirements established for such uses within the R-2, Urban Fringe Residential District.
 3. Travel trailer parks.
 4. Kennels or animal hospitals.
 5. Funeral parlors.
 6. Drive-in commercial establishments.
 7. Light industrial uses as specified in Section 5.061 for the Light Industrial District.
 8. Mobile home parks as regulated in ARTICLE IV, Section 4.100.
 9. Cemeteries.
 10. Bed and Breakfast Homestay Establishment
- d. Uses Prohibited: In the C-1, Rural Center District, all uses except those 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 permitted in the C-1, Rural Center District, shall comply with the following requirements except as provided in ARTICLE VII.
1. Front Yard: The minimum depth of the front yard for (a) residential uses -- thirty (30) feet; (b) nonresidential uses -- thirty (30) feet.
 2. Rear Yard: The minimum depth of the rear yard for (a) residential uses -- twenty-five (25) feet; (b) nonresidential uses -- twenty (20) feet.
 3. Side Yard: The minimum width of the side yard for (a) residential uses -- twenty (20) feet for single-story structures, plus five (5) additional feet for each additional story; (b) nonresidential uses -- twenty (20) feet for single-story structures, plus ten (10) additional feet for each additional story.
 4. Land Area: The following land area will be required in the C-1, Rural Center District:
 - (i) Residential: No lot or parcel of land shall be reduced in size to provide separate lots, for single-family dwellings, of less than fifteen thousand (15,000) square feet where sewer is available. Where no sewer is available, residential lots shall be no less than thirty-thousand (30,000) square feet in area if the proposed sewage disposal system is approved by the Tennessee Department of Environment & Conservation.

If the sewage disposal system cannot be accommodated on the proposed thirty-thousand (30,000) sq. ft. lot, then the lot shall be no less than one (1) acre in size.
The minimum land area for two-family dwellings shall be the minimum area for a single-family dwelling, plus five thousand (5,000) square feet.
 - (ii) Commercial: No lot or parcel of land shall be reduced in size to produce separate lots, for commercial uses, of less than twenty thousand (20,000) square feet in area where sewer is available. Where no sewer is available, commercial lots shall be no less than thirty-thousand

(30,000) square feet in area if the proposed sewage disposal system is approved by the Tennessee Department of Environment & Conservation.

If the sewage disposal system cannot be accommodated on the thirty-thousand (30,000) sq. ft. lot, then the lot shall be no less than one (1) acre in size.

(iii) A mixed residential/commercial use on an unsubdivided lot is allowable subject to ARTICLE VIII, Section 8.080.

5. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings, including accessory buildings, shall not exceed forty (40) percent of the total area of such lot or parcel.
6. Lot Width: No lot shall be less than one hundred (100) feet wide at the building setback line.
7. Height Requirement: No building shall exceed three (3) stories or thirty-five (35) feet in height, except as provided in ARTICLE VII, Section 7.030.
8. Parking Space Requirements: As regulated in ARTICLE IV, Section 4.010.