

SUB-CHAPTER 2.5
NEIGHBORHOOD COMMERCIAL DISTRICT "D"

SECTION

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14-2.501. Scope. This district provides space for community and public type uses that provide services to the adjacent residential area. The intent is to permit lands within and/or adjacent to residential neighborhoods to be used for the provision of community and public services. These uses are intended to be designed to minimize disruption of traffic flows and negative impact on adjacent residential uses. The district excludes all activities which generate large volumes of traffic need for great amounts of off-street parking. Within a Neighborhood Commercial District as shown on the Zone Map of the City of Alcoa, the following regulations shall apply.

14-2.502. Uses permitted.

- (1) Convenience stores (including gasoline stations), professional offices (including attorneys, physicians, etc.).
- (2) Banks, grocery and drug stores, meat and fruit markets, barber and beauty shops, branch laundry and dry cleaning (where no dry cleaning is done on the premises), restaurants.
- (3) On-premise signs, as regulated by Chapter 4 of Title 14 of the Alcoa Municipal Code.
- (4) Any other enterprise which is established primarily for the convenience and service of neighboring residents and will not be injurious to adjacent premises or occupants thereof, by reason of the emission of dust, fumes, smoke, odor, noise, vibration or danger to life and property.

14-2.503. Uses permitted as special exceptions.

The following uses may be permitted on review by the Board of Zoning Appeals in accordance with provisions contained in Section _____ of the Tennessee Code Annotated.

- (1) Second or third story residential units – single-family, duplex, primary residence with accessory apartment.
- (2) Second or third story, multi-family apartments, provided that:
 - a. In three or more residential units, the minimum required lot per unit shall be 9,000 square feet for the first unit and 7,500 square feet for any unit thereafter;
 - b. All other requirements as to parking, landscaping, etc. must be met;
- (3) Churches and other places of worship.

14-2.504. Height of building. No building shall exceed three stories or 45 feet in height. Where lots comprising more than one-half of the frontage on one side of the

block are zoned for residences and the remainder for business, height regulations for the residence district shall apply to the lots zoned for business.

14-2.505. Front yard. There shall be a front yard of not less than 35 feet in width, if located on a road classification of major collector or less (Alcoa Major Road Plan). If located on an arterial, there shall be a front yard of not less than 50 feet. If located on one of the adopted corridors, the front yard shall not be less than that required (see Ordinance #98-014 and #98-015).

14-2.506. Side yard. There shall be a side yard of not less than ten (10) feet in width.

14-2.507. Rear yard. There shall be a rear yard of not less than 10 feet.