

**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. (as amended by Ord. #99-034, Dec. 1999)

**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. (as amended by Ord. #99-034, Dec. 1999)

**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 Sections 13-7-206 and 13-7-207 of the Tennessee Code Annotated.

- (1) Residential as part of an overall comprehensive development plan located on the second and/or third story of a building, or as a sole use. Each unit planned to be located on a second and/or third story shall include a minimum amount of dedicated land area totaling 2,000 square feet for a maximum density of 21.78 dwelling units per acre. If a sole use, each unit planned shall include a minimum amount of dedicated land area totaling 3,500 square feet for a maximum density of 12.45 dwelling units per acre. Units shall be limited to attached, multi-family duplexes, townhomes, condominiums and apartments. The minimum lot (or façade) width shall be twenty (20) feet along street frontages. Units not planned to be located on the second story and above (i.e., a sole residential use building) shall be a minimum of two (2) stories in height. A landscaping plan, including a pedestrian circulation plan for connectivity between buildings and public sidewalks, shall also be incor-

porated into the development plan to screen or buffer adjacent uses and enhance open space areas.

(2) Churches and other places of worship. (as amended by Ord. #99-034, Dec. 1999 and Ord. #21-513, Feb. 2021)

**14-2.504. Height of building.** No building shall exceed three (3) stories or 45 feet in height. (as amended by Ord. #99-034, Dec. 1999 and Ord. #21-513, Feb. 2021)

**14-2.505. Front yard.** There shall be a front yard of not less than 30 feet in width. If located on one of the adopted corridors, the front yard shall not be less than that required. (as amended by Ord. #98-014, #98-015, #99-034, Dec. 1999 and Ord. #21-513, Feb. 2021)

**14-2.506. Side yard.** There shall be a side yard of not less than ten (10) feet in width. (as amended by Ord. #99-034, Dec. 1999)

**14-2.507. Rear yard.** There shall be a rear yard of not less than 10 feet. (as amended by Ord. #99-034, Dec. 1999)