

ORDINANCE 22-20

AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE V, SECTION 5.053.2, C-2, GENERAL COMMERCIAL, B. "AUTOMOBILE SALES" FROM A PERMITTED USE TO A PERMITTED AS A SPECIAL EXCEPTION.

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined regulation for automobile sales.


NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen that the Zoning Ordinance Articles V are amended as indicated below.

BE IT FURTHER ORDAINED that this Ordinance has been approved by the Planning Commission.

This ordinance shall become effective upon its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare requiring it.

First Reading: November 17, 2022 PASSED

Second Reading: December 15, 2022 PASSED



Farris H. Bibb, Jr., Mayor

ATTEST:



Derek Watson, City Recorder

5.053.2 C-2, General Commercial

A. District Description

This district is designed to provide for certain types of commercial establishments which have a minimum of objectionable characteristics and do not involve storage, transfer or processing of goods or chattels.

B. Uses Permitted

1. Medical offices and clinics.

2. Office buildings for finance, insurance, real estate, legal, engineering, architectural and similar personnel.

3. Hotels and motels.

4. Churches and other places of assembly.

5. Mortuaries and undertaking services.

6. Government buildings and community centers.

7. General retail trade.

8. Entertainment and amusement.

9. Consumer repair.

10. Utility facilities (without storage yards) necessary for the provision of public services.

11. Communication business services.

12. Day Care Centers.

13. Business colleges and other similar educational services (excluding auto-diesel schools).

14. Convenience retail.

15. Apparel and accessories retail.

16. Food service.

17. Auto service stations.

19. Essential municipal services.

20. Interstate Sign District (C-2) (Zoning Atlas, Dated: (July 10, 1995)

21. Accessory Firework Sales.

22. Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property.

23. Retail Package Stores

24. Motor Vehicle Service and Repair, Minor

***See Article 4, 4.080 Development Standards for Automobile Wrecking, Junk and Salvage Yards and Motor Vehicle Service And Repair, Major and Minor.**

C. Uses Permitted as Special Exceptions

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as a special exception after review and approval by the Board of Zoning Appeals.

(1) Warehousing provided that no manufacturing is involved, screening is provided, and the building does not exceed thirty-five (35) feet in height.

(2) Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. (Added By Ordinance 05-09, May 19, 2005)

(3) Motor Vehicle Service and Repair, Major Automobile sales provided buffer screen is provided and banner and flag streamers are not placed on the property.

D. Uses Prohibited

1. Industrial uses, automobile wrecking, and/or recycling uses, junk or salvage yards, van or truck storage uses and uses not specifically permitted as a special exception. (No body shops per Ordinance 92-12). (Amended by Ordinance No. 99-17, July 15, 1999)

E. Dimensional Regulations

All uses permitted in the C-2, General Commercial District, shall comply with the following requirements except as provided in Article VI.

1. Minimum Lot Size Requirements No minimum lot size shall be required.

2. Minimum Yard Requirements

Front Yard 20 feet

Two-thirds (2/3) of the front yards must be dedicated to landscaping).

Side Yard 10 feet

Rear Yard 20 feet

Building Setback 35 feet

3. Maximum Lot Coverage

Provided landscaping and parking requirements are met there is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-2 District.

4. Height Requirements

No building shall exceed fifty-three (53) feet in height (Amended by Ordinance 15-09, May 21, 2015.), except as provided in Article VII, Section 7.060.

F. Landscape Requirements

1. regulated in Article III, Section 3.130, (c).

G. Outdoor Storage

1. All outdoor storage shall be prohibited in the front yard which shall be interpreted as that portion of the property abutting the right-of-way.

2. Outdoor storage shall take place in the rear yard and shall be screened by solid, non-transparent fencing or landscaping.