

**ORDINANCE 22-25**

**AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE V, SECTION 5.053.2, C-2, GENERAL COMMERCIAL, TO ADD AN INDUSTRIAL OVERLAY DISTRICT TO INCLUDE CERTAIN BOUNDARIES WITHIN I-1, LIGHT INDUSTRIAL.**

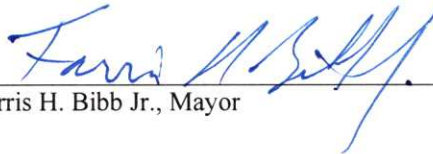
**WHEREAS**, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined regulation for automobile sales.

**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. Retail Package Stores**

**23. 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**

<b><u>Front Yard</u></b>	<b><u>20 feet</u></b>
<b><u>Two-thirds (2/3) of the front yards must be dedicated to landscaping).</u></b>	
<b><u>Side Yard</u></b>	<b><u>10 feet</u></b>
<b><u>Rear Yard</u></b>	<b><u>20 feet</u></b>
<b><u>Building Setback</u></b>	<b><u>35 feet</u></b>

**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.**

**O, Industrial District Overlay**

**A. District Description This district is designed for a concentration of uses is intended to focus an area for industrial and economic development; however, civic uses are also appropriate. The general development pattern reflects a high level of intensity allowable within the city for industrial, manufacturing, research, and similar type uses. The built environment consists of one- to multi-story buildings and includes both single use and mixed-use activities, including campus-style developments. Street networks and intersections are defined by site and transect context. Cohesive landscaping should be used to soften and minimize the intense economic and industrial activities in this character area, including a wide range of industrial and related uses which conform to a high level of performance standards. Industrial establishment of**



this type, within completely enclosed buildings, provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to industrial development are permitted. The area generally includes parcels along the east side of Union Road (north of where Union Road crosses I-65) to Hwy 76. Additionally, the I-O District contains parcels that are in the Industrial Zoning District on the east side of I-65 and parcels on Sage Road that abut residential zoning.

B. Uses Permitted In the I-1, Light Industrial District, the following uses and their accessory uses are permitted

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing except dyeing and finishing textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
4. Furniture and fixtures manufacturing.
5. Printing, publishing and allied industries.
6. Fabricated metal products manufacturing, except ordinance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watch and clock manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco manufacturing, motion picture production.
9. All types of wholesale trade.
10. Signs and billboards as regulated in Article IV, Section 4.080.
11. Warehouse and storage uses.
12. Agricultural equipment sales and repair.
13. All public utilities including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics.
15. Building materials storage and sales.
16. Retail trade.
17. Professional, financial consulting and administrative services.
18. Communication services.
19. Essential municipal services

C. Uses Permitted as Special Exception In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals.

1. Day care centers.
2. Special institutional care facilities. (Added by Ordinance No. 97-15, December 20, 1997)



**3. Twenty (24) Hour Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160, Excluding Medical Clinics. (Added by Ordinance No. 05-09, May 19, 2005)**

**D. Uses Prohibited Uses not specifically permitted or uses not permitted upon approval as a special exception.**

**E. Dimensional Regulations All uses permitted in the I-1, Light Industrial District, shall comply with the following requirements except as provided in Article VII, Section 7.020, (Nonconforming Uses).**

**1. Minimum Lot Size Requirements No minimum lot size is required in the I-1 District.**

**2. Minimum Yard Requirements Front Yard 10 feet Side Yard 20 feet Rear Yard 15 feet Front Building Setback 40 feet**

**3. Maximum Lot Coverage On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel.**

**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.**

**5. Parking Space Requirements In addition to the provisions of this ordinance regulating parking spaces and loading areas (Article IV, Section 4.010 and 4.020), the following provisions shall apply to parking and loading areas for uses permitted in this district: a. All off-street parking lots and loading areas shall be surfaced with dustless, hard surfaced materials such as asphalt or concrete and so constructed to provide for adequate drainage and to prevent the release of dust. b. Each parking space shall be appropriately marked with painted lines or curbs. c. Entrances and exits onto and off of a public street shall be paved with a dustless, hard surfaced material for a distance which is at least the equivalent of the required front building setback line measured from the property line at which the access point is located.**

**6. Landscaping Requirements Landscape and irrigation plans shall be prepared in accordance with Chapter Article III, Section 3.130.**

**7. Dock Requirements Loading dock doors shall be limited to one door per 5,000 sf of building footprint. F. Outdoor Storage There shall be no outdoor storage of either materials or products G. Site Design**

**1. Buildings should be sited to reinforce the public road network by incorporating façades that give interest to the building wall along the sidewalk, with windows, doors, and other architectural elements. 2. Wherever possible, the main office and visitor entrance should be oriented toward the street. 3. Visitor entrances to buildings should be clearly visible from a public street. 4. Buildings should be as close as possible to the front setback line or immediately behind a landscaped setback area between the street and the building. Large front setbacks are discouraged**

**Boundary**

