

**ORDINANCE 24-09**

**AN ORDINANCE OF THE CITY OF WHITE HOUSE, TENNESSEE AMENDING ARTICLE IV AND ARTICLE V OF THE ZONING ORDINANCE, AS INDICATED BELOW, CONCERNING PERMITTED USES AND SPECIAL EXCEPTION USE IN THE CITY OF WHITE HOUSE.**

WHEREAS, the Board of Mayor and Aldermen wishes to amend the Zoning Ordinance to provide defined regulation for Temporary Use Permits in Zoning Districts.

**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:  | July 18, 2024   | PASSED |
| Second Reading: | August 15, 2024 | PASSED |

  
\_\_\_\_\_  
John Corbitt, Mayor

ATTEST:

  
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Derek Watson, City Recorder

#### Article IV

##### Section

- 4.010 Off-Street Parking Requirements (Amended by Ordinance 06-19, May 18, 2006)
- 4.020 Off-Street Loading and Unloading Requirements
- 4.030 Temporary Use Regulations (Amended by Ordinance No. 06-03, Feb. 2006)
- 4.040 Home Occupations (Deleted by Ordinance No. 99-13, July, 1999)
- 4.050 Gasoline Service Station Restrictions
- 4.060 Swimming Pool Restrictions
- 4.070 Standards for Signs
- 4.080 Development Standards for Automobile Wrecking,  
Junk and Salvage Yards
- 4.090 Development Standards for Mobile Home Parks
- 4.100 Special Conditions for Review Pertaining to Bed and Breakfast  
Home Residences
- 4.110 Self-Service Storage Activities
- 4.120 Activity Type - Adult Oriented Business
- 4.121 Secondary Single Family Residential Dwelling Units (Added by Ordinance  
12-10, August 16, 2012)
- 4.130 Development Standards for Churches, Public/Private Schools, and  
Other Places of Public Assembly in Residential and Agricultural Areas (Amended by Ordinance  
06-08, February 16, 2006)
- 4.140 Alternative Provisions for Lot Size and the Location of Open Space  
(Amended by Ordinance No. 05-08, May 19, 2005)
- 4.150 Special Institutional Care Facilities
- 4.160 Twenty-four (24) Hour Medical/Veterinarian Clinic Accessory Residential  
Quarter (Added by Ordinance No. 05-09, May 19, 2005)
- 4.170 Residential Agricultural Uses (Added by Ord. No 06-06, February 16, 2006)
- 4.180 Home Occupations (Added by Ordinance 06-16, May 18, 2006)
- 4.190 Accessory Residential Family Dwelling Unit (Added by Ordinance 06-31,  
August 17, 2006)
- 4.200 Commercial Accessory Residential Unit (Added by Ordinance 10-04,  
April 15, 2010)
- 4.210 Smoke Shops and Tobacco Stores**

#### **SMOKE SHOPS, TOBACCO STORES**

**1) Notwithstanding any other provision of this title to the contrary, smoke shops, tobacco stores, and medical marijuana dispensaries shall be permitted by Special Exception only in Commercial, zoning districts C-1 and C-2 General Commercial.**

**2) Additional zoning and land use standards for smoke shops, tobacco stores, and medical marijuana dispensaries shall be as follows:**

**a) Smoke shops, tobacco stores shall not be located within one thousand (1,000) feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.**

**b) Smoke shops, tobacco stores shall not be located within five hundred (500) feet, measured property line to property line, from another smoke shop and tobacco store.**

**c) It is unlawful for a smoke shop, tobacco stores to knowingly allow or permit a minor, not accompanied by his or her parent or legal guardian, to enter or remain within any smoke shops, tobacco stores.**

**d) Smoke shops, tobacco stores shall post clear signage stating that minors may not enter the premises unless accompanied by a parent or legal guardian. At least one such sign shall be placed in a conspicuous location near each public entrance to the smoke shop and tobacco store. It shall be unlawful for a smoke shop and tobacco store to fail to display and maintain, or fail to cause to be displayed or maintained, such signage.**

**3) Standard conditions of approval for any Special Exception shall, at minimum, include the following:**

**a) No smoking shall be permitted on the premises at any time.**

- b) No sales may be solicited or conducted on the premises by minors.*  
*c) No self-service, product, or paraphernalia displays shall be permitted.*  
*d) No distribution of free or low-cost products or paraphernalia, as well as coupons for said items, shall be permitted.*

*4) Smoke shops, tobacco stores that are legally existing on the effective date of the ordinance codified in this chapter may continue to operate as legal nonconforming uses in accordance with Article VII, Section 7.020 Nonconforming Uses, and shall not be required to obtain a Special Exception. However, any change or expansion of the legal nonconforming use may require compliance with this chapter and a Special Exception.*

#### **5.053 Commercial Districts**

The Commercial Districts established by this ordinance are designed to promote and protect the health, safety, comfort, convenience, order, prosperity and other aspects of the general welfare. These goals include among others, the following:

- A. To provide sufficient space, in appropriate locations in proximity to established residential areas, for local retail and service trades catering specifically to the recurring shopping needs of the occupants of nearby residences;
- B. To protect both retail and service developments and nearby residences against fire, explosions, toxic and noxious matter, radiation, and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences;
- C. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, by restricting those types of establishments which generate heavy traffic, and by providing for off-street parking and loading facilities;
- D. To provide sufficient space in appropriate locations for commercial districts to satisfy functional needs of White House, and in particular the need for medical services, and the needs of the general public traveling along major highways;
- E. To provide sufficient space in appropriate locations for the mixture of compatible high density residential and restricted commercial developments where standards for development will provide protection for the environmental essentials of either;
- F. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities;
- G. To enhance the central business district and to promote and protect its service attributes, to lessen congestion in the district, to provide for high intensity of land use consistent with land valuation, and to protect its intended functional aspects against encroachment by detrimental influences;
- H. To promote the most desirable use of land and direction of building developments in accord with a well constructed plan, to promote stability of commercial development, to strengthen the economic base of White House, to protect the character of the districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect White House's tax revenues.

#### **5.053.1 C-1, Central Business Service District**



A. District Description

This district is designed to provide for a wide range of retail, office, amusement, service uses, and light industrial processes involving high performance standards. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement. Relative high density and intensity of use is permitted in this district.

B. Uses Permitted

In the C-1, Central Business Service District, the following uses and their accessory uses are permitted.

1. General retail sales and services.
2. Professional, finance, insurance, real estate, personal, business, and repair services.
3. Manufacturing, provided it is incidental to the retail business or service which sells the made products on the premises and that such manufacturing activity occupies less than forty (40) percent of the floor area and employs not more than five (5) operators.
4. Hotels, motels and boarding houses.
5. Commercial amusement establishments.
6. Churches and other places of assembly.
7. Mortuaries and undertaking services.
8. Newspaper and printing plants.
9. Governmental buildings and community centers.
10. Utility facilities (without storage yards) necessary for the provision of public services.
11. Communication business services.
12. Educational services.
13. Signs and billboards as regulated in Article IV, Section 4.080.
14. Gasoline service stations.
15. Food services.
16. Wholesale sales.
17. Medical services.
18. Veterinary services (excluding livestock).
19. Convenience sales and service.

20. Laundry and dry-cleaning services.
21. Essential municipal services.
22. Accessory Firework Sales.
23. Vehicular craft, and related equipment sales, rental and delivery.

C. Uses Permitted as Special Exceptions

In the C-1, Central Business Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Automotive parking lot.
2. Warehousing and storage uses.
3. Day care centers.
4. Research services.
5. Retail business supply.
6. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160. **(Added by Ordinance 05-09, May 19, 2005)**
7. Commercial Accessory Residential Unit.
8. Short Term Rentals (4.100)
9. Motor Vehicle Service and Repair, Minor

**10. Used Car Sales**

**11. Smoke Shops, Tobacco Stores**

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

D. Uses Prohibited

Industrial uses; automobile wrecking, junks, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception. **(Amended by Ordinance 99-17, July 15, 1999)**

E. Dimensional Regulations

All uses permitted in the C-1, Central Business Service 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 in the C-1 District.

2. Minimum Yard Requirements

Front Yard - Twenty (20) Feet. If a building or buildings on an adjacent lot or lots provide front yards less than twenty (20) feet in depth, a front yard equal to the average of adjacent front yards shall be provided. Rear yard - twenty (20) feet. Side yard - none is required. However, if an open area extending along a side lot line is provided, it shall be at least ten (10) feet wide, and it shall be unobstructed.

3. Maximum Lot Coverage

There is no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

4. Height Requirement

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 7.040. **(Amended by Ordinance 03-10, August 21, 2003)**

- a. The maximum building height at the street line shall be thirty-five (35) feet.
- b. For each foot the buildings is set back from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of sixty-five (65) feet.

5. Parking Space Requirements

As regulated in Article IV, Section 4.010.

F. Landscaping Requirements

See 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 portion of the property abutting the right-of-way.
2. Outdoor storage shall take place in the rear yard and shall be screened by fencing or landscaping.

**5.053.1.1 C-1R Central Business Service District-Gateway Infill Residential**

A. District Description

This district is designed to provide for a wide range of retail, office, amusement, service uses, in addition to residential uses in a mixed-use setting. In addition, this district provides for governmental uses, and community facilities and utilities necessary to serve the district or which are required for the general community welfare. The regulations are structured to permit maximum freedom of pedestrian movement and design flexibility need for in-fill type developments on smaller properties to incorporate residential uses on properties and within buildings of commercial permitted uses. Relative high density and intensity

of use is permitted in this district. The intention is for the C1R zoning districts to be in the gateway areas of the City's Town Center area including Hwy 31W from Raymond Hirsch Parkway to Calista Road and SR 76 from the City park to the town center area at the intersection of Hwy 31W/SR 76/College Street.

B. Uses Permitted

In the C-1, Central Business Service District, the following uses and their accessory uses are permitted.

1. General retail sales and services.
2. Professional, finance, insurance, real estate, personal, business, and repair services.
3. Hotels, motels and boarding houses.
4. Commercial amusement establishments.
5. Churches and other places of assembly.
6. Governmental buildings and community centers.
7. Utility facilities (without storage yards) necessary for the provision of public services.
8. Communication business services.
9. Educational services.
10. Signs and billboards as regulated in Article IV, Section 4.070.
11. Food services.
12. Wholesale sales.
13. Medical services.
14. Convenience sales and service.
15. Laundry and dry-cleaning services.
16. Essential municipal services.
17. Vehicular craft, and related equipment sales, rental and delivery.
18. Residential mixed use shall be a maximum of three (3) acres.
19. Residential mixed use including upper story residential, single or two family detached, attached, semi-attached, and multi-family units not exceeding thirteen (13) units per acre.
20. Residential single family detached, attached, multi-family not exceeding thirteen (13) units per acre.



C. Uses Permitted as Special Exceptions

In the C-1, Central Business Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VII, Section 7.060.

1. Automotive parking lot.
2. Day care centers
3. Short Term Rentals (4.100)

D. Uses Prohibited

Industrial uses; automobile wrecking, junks, and salvage yards; uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations

All uses permitted in the C-1R 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 in the C-1 District.

2. Minimum Yard Requirements

Front Yard –Ten (10) feet\* See Section 5 Parking Space

Side Yard – Five (5) feet except one- and two-family dwellings side setback- 6.5\*\* feet

\*\*Five-foot side (5) minimum side setback permitted where fire protection meets City's Fire Department requirements for reduced building separation.

Rear Yard- Ten (10) feet

3. Maximum Lot Coverage

There are no restrictions on the area occupied by all buildings including accessory buildings on a lot or parcel located in the C-1 District.

4. Height Requirement

No building shall exceed fifty-three (53) feet in height, except as provided in Article VII, Section 7.040.

a. The maximum building height at the street line shall be thirty-five (35) feet.

b. For each foot the buildings is set back from the street line, the height of the building may be increased by one and one-half (1 1/2) feet to a maximum height of five-three (53) feet in height



5. Parking Space Requirements

As regulated in Article IV, Section 4.010 and 3.090. Increased front setback of thirty (30') feet is required for residential parking areas between secondary public streets and buildings to ensure parking in front would not block public sidewalks or roadways.

F. Landscaping Requirements

See Article III, Section 3.120. Where a transitional buffer yard requires a buffer exceeding ten (10) feet, a solid fence or wall meeting the requirements of the City Commercial Design Standards with a solid understory vegetative screen is permitted to be completed within the ten (10') rear setback as determined by the Planning Commission based on site plan design and property conditions.

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 portion of the property abutting the right-of-way.

2. Outdoor storage shall take place in the rear yard and shall be screened by fencing or landscaping.

H. All commercial and all new residential developments including one- and two-family residential buildings shall be regulated by the commercial design standards since the zoning district is intended for a mixed-use zoning district.

**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.
18. Animal care and veterinary.
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
25. Motor Vehicle Service and Repair, Major

**\*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. **Used Car Sales**

4. Smoke Shops, Tobacco Stores, and Medical Marijuana Dispensaries

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<br>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. As 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.



### **5.053.3 C-3, Neighborhood Service Business District**

#### A. District Description

This district is designed to provide for uses to serve the recurring household needs and personal service requirements of the occupants of nearby residential areas. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers. This district may occur along or away from arterial streets, characteristically are small, and are distributed widely for convenient accessibility by residential area occupants. The bulk regulations are established to provide for maximum compatibility between the commercial activity in the district and adjacent residential activity, and to lessen the concentration of vehicular traffic as compared to other commercial districts providing goods and services for more extensive marketing area.

#### B. Uses Permitted

In the C-3, Neighborhood Service Business District, the following uses and their accessory uses are permitted:

1. Generally recognized retail business which supplies commodities on the premises for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other food, drugs, dry goods, and notions or hardware.
2. Personal service establishments which performs services on the premises such as repair shops (radio, television, shoe and etc.), beauty parlors or barbershops and self-service laundries.
3. Signs as regulated in Article IV, Section 4.080.
4. Essential municipal services.

#### C. Uses Permitted as Special Exceptions

In the C-3, Neighborhood Service Business 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.

#### D. Uses Prohibited (Amended by Ordinance No. 99-17, July 15, 1999)

In the C-3, Neighborhood Service Business District, all uses, including those uses involved in the sale of fireworks; as well as retail liquor and package stores are prohibited, with the exception of those uses that are specifically permitted, or those uses which permitted as accessory uses.

#### E. Dimension Regulations

All uses permitted in the C-3, Neighborhood Service Business District, shall comply with the following requirements except as provided in Article VI.

##### 1. Minimum Lot Size Requirements

The minimum lot size in the C-3 District shall be fifteen thousand (15,000) square feet.

2. Minimum Yard Requirements

|               |         |
|---------------|---------|
| Front Setback | 25 feet |
| Side          | 20 feet |
| Rear          | 20 feet |

3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed sixty (60) percent of the total area of such lot or parcel.

4. Height Requirement

No building shall exceed fifty-three (53) feet in height (**Amended by Ordinance 15-09, May 21, 2015**), except as provided in Article VI, Section 6.030.

F. Landscaping Requirement

1. As regulated in Article III, Section 3.103, 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 fencing or landscaping.

**5.053.4 C-4, Office/Professional Service District**

A. District Description

This district is designed to provide for the provision of professional office services, medical and personal services, as well as financial, insurance, real estate governmental, and consulting services. In addition to office activities certain community facilities are permitted to serve the needs of persons frequenting this district. Uses requiring the outdoor storage of goods and services, the repair and maintenance of vehicles, as well as the sale of retail products are prohibited within this district.

B. Uses Permitted

1. Essential municipal services such as:
  - city, county, state, and federal offices
  - civil defense facilities
  - court buildings
  - fire department facilities
  - police department facilities
  - post offices
2. Community centers
3. Mortuaries and undertaking services

4. Churches and places of assembly
5. Utility facilities (without storage yards) necessary for the provision of public services
6. Day care centers
7. Business colleges and other similar educational services (excluding auto-diesel schools)
8. Entertainment and amusement uses (with the exception of adult entertainment uses such as adult book stores, adult video stores, and adult cabarets and theaters wherein persons expose their sexual organs, or appear in a state of nudity, engage in sexual intercourse, engage in sexual deviant activity, and, or fondle the genitals of himself, herself, or another person).
9. Health care facilities such as:
  - centers for observation and rehabilitation
  - convalescent homes
  - hospitals
  - medical clinics
  - assisted living centers
10. Financial, consulting, and administrative services such as:
  - agricultural credit institutions
  - banking and bank related functions
  - credit unions
  - holding investment organizations
  - insurance carriers, agents, brokers, and services
  - money management, and investment offices
  - real estate brokers, managers, and appraisers
  - rediscount and financing institutions for credit agencies other than banks
  - savings and loan associations
  - securities, commodities, brokers, dealers, and exchanges
  - title offices.
11. General business and communications services such as:
  - advertising agencies and services
  - commercial services including radio and television broadcasting studios, telegraph offices and message centers, telephone exchanges and relay towers, and television and recording production studios
  - computer and data processing services
  - credit reporting, adjustment, and collection agencies
  - detective agencies and protective services
  - drafting services
  - employment, personnel, and temporary help services
  - exterminating services (with no outside storage)
  - interior decorating and consulting services
  - mailing, reproduction, and commercial art services
  - management, consulting, and public relations services
  - membership organizations including automobile clubs, better business bureaus, chamber of commerce, labor unions, political organizations, professional associations, and cultural and fraternal organizations
  - news syndicates



- research and development laboratories
- trading stamp services
- travel agencies

12. General personal services including photographic studios, photofinishing studios, catering services, and clothing rental agencies
13. Medical and professional services such as:
  - accounting, auditing, and bookkeeping services
  - artist studios
  - attorneys and law offices
  - chiropractic offices
  - consulting scientists
  - dental offices and laboratories
  - educational and scientific research services
  - engineering and architectural services
  - optometrists
  - physicians offices
  - physiologists and psychotherapists offices
  - songwriters and music arrangers
  - writers and lecturers
14. Convenience commercial services such as:
  - bakeries
  - barber shops
  - beauty shops
  - drug stores
  - hardware stores
  - laundry and dry cleaning pick-up stations
15. Veterinarian clinics (with no outdoor animal pens)
16. Cultural services to include art galleries and botanical gardens
17. Legitimate health spas and fitness clubs (with the exception of illegitimate massage parlors, rap parlors, and/or saunas, wherein persons expose their sexual organs or appear in a state of nudity, engage in sexual intercourse, engage in deviant sexual activity, and/or fondle the genitals of himself, herself, or another person).
18. Photographic studios
19. Office and retail business supply uses

C. Uses Permitted as Special Exceptions

1. Food service establishments.
2. Twenty (24) Hour Medical/Veterinarian Clinic Accessory Residential Quarter meeting requirements of 4.160 **(Added by Ordinance 05-09, May 19, 2005)**

D. Uses Prohibited

Industrial uses, automobile wrecking and/or recycling uses, junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, general retail trade uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing and construction uses, all

types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted.

E. Dimensional Regulations

All uses permitted in the C-4, Office/Professional Service 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<br>(Two-thirds (2/3) of the front yard<br>must be dedicated to landscaping) | 20 feet |
| Side Yard  | 15 feet |
| Rear Yard  | 20 feet |
| Building Setback   | 35 feet |

3. Maximum Lot Coverage

Provided landscaping and parking requirements are met, there is no restriction on the area occupied by all buildings on a zone lot or parcel located within the C-4 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 7.040. (**Amended by Ordinance 03-10, August 21, 2003**)

F. Landscape Requirements

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

G. Outdoor Storage

1. There shall be no outdoor storage allowed within the C-4 District.

**5.053.5 C-5,Limited Office/Professional Service District**

A. This district is to provide for the provision of professional offices and services. This district would provide a transitional zoning classification with residential and commercial uses. In addition to office activities, certain community facilities are permitted. Uses requiring the outdoor storage of goods and services, the repair and maintenance of vehicles, as well as the sale of retail products are prohibited within this district.

B. Uses Permitted

1. Essential municipal services such as:
  - city, county, state, and federal offices
  - civil defense facilities
  - court buildings
  - fire department facilities
  - police department facilities
  - post office
  - parks and recreation
2. Churches and places of assembly
3. Utility facilities (without storage yards) necessary for the provision of public services.
4. Day care centers
5. Professional (non-medical) offices and services
6. Hair and Nail Salons and accessory retail.
7. Personal Services including photo studios, clothing rentals, catering services, clothing rental agencies, and accessory retail.

C. Uses Prohibited

Industrial uses, automobile wrecking and/or recycling uses, junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, general retail trade uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted.

D. Dimensional Regulations

All uses permitted in the C-5, Office/Professional Service 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                      35 feet

Side Yard                        15 feet

Rear Yard                        25 feet

3. Maximum Lot Coverage

On any lot or parcel of land, the area occupied by all buildings may not exceed sixty (60%) 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 7.040. (Amended by Ordinance 03-10, August 21, 2003).

E. Landscape Requirements



As regulated in Article III

F. Outdoor Storage

There shall be no outdoor storage allowed within the C-5 District.

**5.053.6 C-6, Town Center Commercial District**

A. District Description: This district is designed to provide for a mixed use Commercial, office, and residential zoning district for the redevelopment of the City's Town Center including retail, office service uses with high performance standards, community facilities, and high density residential uses. The regulations are structured to permit maximum freedom of pedestrian traffic. A relatively high intensity of use is permitted in this district.

B. Permitted Uses: In the C-6 Town Center Commercial District, the following Uses and their accessory uses as described are permitted by right.

Community Facility Activities:

Cultural and Recreational Services  
Essential Municipal Services

Commercial Activities:

Convenience Commercial. Drive thru lanes, open bays, and accessory uses shall not be visible from roadways and be located at the rear of buildings. Indoor Entertainment and Amusement Services, with the exception of adult entertainment uses as defined in zoning ordinance.

Financial, Consulting, and Administrative Services. Drive thru lanes, and accessory uses shall not be visible from roadways and be located at the rear of buildings.

Food and Beverage Services

Consumer Repair Services, not including vehicle and mechanical repair services.

General Business and Communication Services

General Personal Services

General Retail Trade

Medical and Professional Services

Hotels

Mixed Use Facility with Permitted Residential Activities

Other uses determined by Planning Commission that are compatible with town center uses but shall not include prohibited uses.

Retail Package Stores

Residential Activities:

Multi-Family Residential at density of 20 units per acre, or 50 units per acre if the residential units are housed in buildings of at least 4 stories and a minimum of 40 feet tall. Properties with limited lot area shall be permitted one residential unit per 750 sq ft of building area designated for multi-family use.

Mixed Use Facility with Permitted Commercial Activities including upper story residential uses.

C. Uses Permitted as Special Exceptions:

In the C-6, Town Center Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with the provisions of the Zoning Ordinance.

Detached Single Family Residential Dwelling  
Accessory Residential Family Dwelling Unit  
Education and Day Care Facilities  
Churches and Places of Community Assembly  
Health Care Facilities  
Short-Term Rentals (4.100)

D. Prohibited Uses:

Industrial uses, automobile wrecking, recycling uses (except city recycling drop-off center), junk or salvage yards, van, car, or truck storage uses, body shops and other types of vehicular repair uses, automotive, marine, trailer, and farm implement sales uses, distribution, warehousing, and construction uses, all types of rental storage uses, as well as any type use requiring outdoor storage, as well as any other uses not otherwise permitted. Seasonal and permanent sales of fireworks. Other uses determined by the Planning Commission to be non-compatible with town center uses.

E. Dimensional Regulations:

|                               |   |
|-------------------------------|---|
| Minimum Lot Size              | 1,000 sq ft   |
| Lot Width at Building Setback | 20 ft minimum   |
| Maximum Lot Coverage          | 100%  |
| Maximum Building Height       | 53 ft.  |
| Minimum Building Height       | 25 ft   |
| Front Setback                 | Minimum None/7.5 ft Maximum   |
|                               | • Only courtyards and landscaping are permitted in front setbacks.                          |
| Side Yard Setback             | Minimum None/10 ft Maximum  |
| Rear Yard Setback             | 5 ft Minimum on Interior Roadways and Alleyways/20 ft Minimum for Perimeter Zoning Boundary |

**Special Conditions:**

Building setback shall be listed on approved final subdivision plat. The Subdivision plat shall include five (5) ft building construction and maintenance easement. Due to building connections and reduced building setbacks then exterior walls shall be designed to meet provisions of City's adopted building and fire codes. The Planning Commission in review of the site plan and subdivision plats for all developments, including single family dwellings, may alter minimum lot size, lot width, and setback requirements due to the unique development characteristics with a mixed use town center redevelopment project.

G. Other Provisions:

Accessory Structures

Accessory structures may be located in rear yards only at the discretion of the Planning Commission on an approved site plan.

Parking Requirements

The number, size, and construction of parking spaces shall be regulated per zoning ordinance requirements and commercial design standards. Parking areas shall be

located to rear of buildings to promote a continuous street-wall. On-street parking and shared parking facilities are encouraged.

Service Areas

The delivery, service, mechanical and electrical units, and dumpster/trash cart area shall be located at rear of site and shall not be visible from roadways.

**5.054 Industrial Districts**

The Industrial Districts established by this ordinance are designed to promote and protect the health, safety, morals, convenience, order, prosperity, and other aspects of the general welfare. These goals include, among others, the following specific purposes:

- A. To provide sufficient space, in appropriate locations, to meet the needs of the area of White House's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites;
- B. To protect distributive, industrial and related activities, as well as residential and related activities by providing for the separation of these uses, and, as far as possible, provide that appropriate space needs for distributive and industrial activities are available by prohibiting the use of such space for residential purposes;
- C. To encourage industrial development which is free from danger of fire, explosions, toxic or noxious matter, radiation, smoke dust, or other particulate matter, and other hazards, and from offensive noise, vibration, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved;
- D. To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of industrial and related activities, by restricting those industrial activities which involve danger of fire, explosions, toxic or noxious matter, and other hazards, or create offensive noise, vibration, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products or processes involved;
- E. To protect industrial activities and related developments against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by requiring space off public ways for parking and loading facilities associated with such activities.
- F. To promote the most desirable use of land and direction of building development, to promote stability of industrial and related development, to strengthen the economic base of the White House area, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect White House's tax revenues.

**5.054.1 I-1, Light Industrial District**



A. District Description

This district is designed for 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.

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. Commercial amusement services.
20. Auto repair body shops.
21. Essential municipal services.

**22. Used Car Sales**

**23. Smoke Shops, Tobacco Stores**

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

See Article III, Section 3.130.

F. Outdoor Storage

1. All outdoor storage shall take place in the rear half (1/2) of the rear yard and shall be screened by fencing or landscaping.
2. Outdoor storage is prohibited in the front half (1/2) of the rear yard.

**5.054.2 I-2, Heavy Industrial District**

A. District Description

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the White House area. No new residential developments are permitted, thereby insuring protection of such developments from an undesirable environment while at the same time ensuring adequate areas for industrial activities.

Adult Oriented Business are permitted in all I-2 and I-3 Districts, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. In addition no permit will be issued for any Adult Oriented Business within one thousand (1,000) feet of any



child care facility, a private, public, or charter school, a public park, a residence, or a place of worship. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship and within one hundred-fifty (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured in a straight line from the nearest corner of the two structures. **(Added by Ordinance No. 97-10, August 21, 1997) (Amended by Ordinance 10-06, May 20, 2010)**

B. Uses Permitted

In the I-2, Heavy Industrial District, the following uses and their accessory uses are permitted.

1. Uses that are permitted in the I-1, Light Industrial District.
2. Lumber and wood products manufacturing.
3. Lots or yards for scrap or salvage operations or for processing, storage, display, or sales or any scrap or salvage materials.
4. Meat products manufacturing.
5. Dyeing and finishing of textiles.
6. Paper and allied products manufacturing.
7. Rubber and miscellaneous plastic products manufacturing.
8. Primary metal industries.
9. Ordinance and accessories manufacturing.
10. Mining activities and related services.
11. Automotive and truck assembly manufacturing.
12. Block and brick manufacturing.
13. Asphalt and concrete plants.
14. Signs and billboards as regulated in Article IV, Section 4.080.
15. Truck terminals.
16. Auto repair body shops.
17. Essential municipal services.
18. Adult Oriented Business. **(Added by Ordinance No. 97-10, August 21, 1997)**

**19. Used Car Sales**

**20. Smoke Shops, Tobacco Stores**

C. Uses Permitted as Special Exceptions

In the I-2, Heavy 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-2, Heavy Industrial District shall comply with the following requirements except as provided in Article VI, (Nonconforming Uses).

1. Minimum Lot Size Requirements

No minimum lot size is required in the I-2 District.

F. Landscape Requirements

See Article III, Section 3.120.

**5.054.3 I-3, Industrial District (Special)**

A. District Description

The Industrial District (Special) is intended to provide suitable areas for intense or potentially noxious industrial and scrap operations, including open land operations. Secondly, to protect these industrial lands from encroachment by other uses.

Adult Oriented Business are permitted in all I-2 and I-3 Districts, with the exception of those lots which have a contiguous side or rear lot line to any lot with a residential zoning designation or use. In addition no permit will be issued for any Adult Oriented Business within one thousand (1,000) feet of any child care facility, a private, public, or charter school, a public park, a residence, or a place of worship. Measurements shall be made in a straight line in all directions, without regard to intervening structures or objects, from the nearest point on the property line of a parcel containing an adult oriented establishment to the nearest point on the property line of a parcel containing a child care facility, a private, public, or charter school, a public park, a residence, or a place of worship and within (150) feet of any lot currently occupied by a business selling alcoholic beverages as measured in a straight line from the nearest corner of the two structures. **(Added by Ordinance**

B. Uses Permitted

1. All uses permitted or permitted as special exceptions in the I-1, Light Industrial District and the I-2, Heavy Industrial District.
2. Junk, salvage, automobile wrecking, and scrap operations.
3. Sanitary landfill operations.
4. Chemicals and allied products manufacturing.
5. Petroleum refining or related industries.
6. Rubber and miscellaneous plastics products manufacturing.
7. Chemical storage, storage of products treated with potentially hazardous chemicals.
8. Radioactive materials waste handling.
9. Waste disposal by incineration or compaction.
10. Explosives manufacturing.
11. Hazardous waste transfer or storage.
12. Airports
13. Signs and billboards as regulated in Article IV, Section 4.080.
14. Washing.
15. Auto repair body shops.
16. Essential municipal services.
17. Adult Oriented Business. **(Added by Ordinance No. 97-10, August 21, 1997)**

**18. Used Car Sales**

**19. Smoke Shops, Tobacco Stores**

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C. Uses Prohibited

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

D. Dimensional Regulations

1. Minimum Lot Area

The minimum lot area shall be five (5) acres.

2. Yard Requirements



Due to the potentially noxious activities which may be permitted within the I-3 Districts, special yard provisions are required.

In its review of any application for approval of an extensive manufacturing activity proposed for location within a I-3 District, the Planning Commission shall establish yards and building separations sufficient to protect the health, safety and economic benefit of persons owning or occupying nearby property. As an absolute minimum, such yards shall be as indicated below.

a. Use Adjoins Residential Property

Along any rear or side lot line which adjoins residential property, whether such property is presently occupied for residential purposes or only zoned for such use, an open area unobstructed from the ground to the sky at least one hundred-fifty (150) feet wide shall be provided within the industrial district. Such open area shall not be used for off-street loading, or storage for processing of any kind.

b. Use Adjoins Commercial or Industrial Property

Along any lot line which adjoins property either classified or presently utilized for commercial or industrial purposes, an open area at least one hundred (100) feet wide shall be provided. Such area may be utilized for off-street parking or loading, but shall not be used for storage or processing of any kind.

E. Parking Space Requirements

As regulated in Article IV, Section 4.010 and 4.020.

F. Landscaping Requirements

As regulated in Article III, Section 3.120.

G. Outdoor Storage

1. All outdoor storage shall take place in the rear half of the rear yard and be screened and landscaped.
2. Outdoor storage is prohibited in the front half of the rear yard.