

ARTICLE V, IS DELETED AND REPLACED BY ORDINANCE NO. 222, DECEMBER
3, 2002

ARTICLE V
ZONING DISTRICTS

SECTION

- 5.010 Classification of Districts
- 5.020 Reserved
- 5.030 Zoning Map
- 5.040 Zoning District Boundaries
- 5.050 Zoning of Annexed Territory
- 5.060 Specific District Regulations
- 5.070 Use Classification System

5.010 CLASSIFICATION OF DISTRICTS

For the purpose of this ordinance, the following zoning districts are hereby established in the Town of White Bluff, Tennessee.

<u>Zoning District</u>	<u>District Abbreviation</u>
<u>Residential Districts</u>	
Low-Density Residential	R-1
Medium- Density Residential	R-2
High-Density Residential	R-3
Mobile Home Park	R-4
<u>Business Districts</u>	
Central Business District	C-1
Highway Commercial District	C-2
Office-Professional District	C-3
<u>Industrial Districts</u>	
Restrictive Industrial District	I-1
General Industrial District	I-2
Special Industrial District	I-3

5.020 RESERVED

5.030 ZONING MAP

The location and boundaries of the zoning districts established by this ordinance are bounded and defined as shown on the map, entitled, Zoning Map of White Bluff, Tennessee. The zoning map and any amendment thereto shall be dated with the effective date of the ordinance that adopts same. Certified prints of the adopted map and zoning map amendments shall be maintained in the office of the Mayor and Zoning

Administrator and shall be available for inspection by the public at all reasonable times, as long as this ordinance remains in effect.

5.040 ZONING DISTRICT BOUNDARIES

Unless, otherwise, indicated on the zoning map amendment, the district boundaries are lot lines, center lines of streets or alleys, as they exist at the time of the enactment of the zoning. Questions concerning the exact locations of district boundaries shall be determined by the Board of Zoning Appeals.

5.050 ZONING OF ANNEXED TERRITORY

All territory which may hereafter be annexed to the Town of White Bluff shall be zoned at the time of annexation, and the zoning designation shall be made as a separate ordinance.

5.060 SPECIFIC DISTRICT REGULATIONS

5.061 R-1, Low-Density Residential District

1. District Description:

This district is designed to provide suitable areas for low-density residential development characterized by an open appearance. Most generally this district will consist of single-family detached dwellings except when otherwise permitted as a planned development and such other structures as are accessory thereto. This district also includes community facilities, public utilities, and open uses which serve specifically the residents of the district, or which are benefited by and compatible with a residential environment. Further it is the intent of this ordinance that this district be located so that the provision of appropriate urban services and facilities will be physically and economically facilitated. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this ordinance.

2. Uses Permitted

In the R-1, Low-Density Residential District, the following uses are permitted.

Residential Activities

Single Detached Dwelling

Personal and Group Care Facilities

Family Child Care Home

3. Accessory Uses and Structures

- (a) Private garages and sheds.
- (b) Outdoor recreational facilities exclusively for the use of the residents.
- (c) Signs as regulated in ARTICLE IV, Section 4.070.
- (d) Agricultural uses.
- (e) Home occupations as defined by and subject to the provisions of ARTICLE IV, Section 4.040.
- (f) Other accessory structures and uses customarily incidental to the permitted uses.

4. Uses Permitted as Special Exceptions

In the R-1, Low-Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with ARTICLE IX, Section 9.080.

Community Facility Activities

Essential Services
Religious Facilities
Administrative Services- Fire Departments

5. Uses Prohibited

In the R-1, Low-Density Residential District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

6. Dimensional Requirements

All uses permitted in the R-1, Low-Density Residential District, shall comply with the following requirements.

(a) Minimum Lot Size

<u>Area</u>	<u>With Public Sewer</u>	<u>Without Public Sewer</u>
Single Family Dwelling	22,000 sq. ft.	1 acre
All Public Uses	20,000 sq. ft.	1 acre
Agricultural	3 acres	3 acres

Lot Width at Building Setback

Single Family Uses	100 ft.
Other Uses	200 ft.

(b) Minimum Yard Requirements

Front Yard Setback

Minor Streets	30 ft.
Collector Streets	40 ft.
Arterial Streets	50 ft.*

***Or as may be determined by appropriate agencies.**

Side

Single Family Dwelling	15 ft.
Other Uses	30 ft.*

Rear

Single Family Dwelling	30 ft.
Other Uses	30 ft.*

***Note that the Board of Zoning Appeals may require additional setback distance for uses permitted as special exceptions.**

(c) Maximum Lot Coverage

On any lot, the area occupied by all structures, including accessory structures, shall not exceed thirty-five (35) percent of the total area.

(d) Height Requirements

No principal building shall exceed three (3) stories or thirty-five (35) feet in height, and no accessory structure shall exceed two (2) stories in height, except as provided in ARTICLE VIII, Section 8.050.

(e) Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010

(f) **(Reserved)**

(g) Accessory Structures

- (1) With the exception of signs and fences, accessory structures shall not be erected in any required front yard.
- (2) Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

5.061.1 R-2, Medium-Density Residential District

A. Purpose and Intent of District

This class of district is designed to provide suitable areas for medium density residential development where sufficient urban services and facilities are provided or where the extension of such services can be physically and economically facilitated prior to development. All types of residential activities are permitted. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facility and public utility installations which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefited by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this class district all buildings and other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise, except that conditional uses and home occupations specifically provided for in these regulations for this class of district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

B. Uses Permitted

In the R-2, Medium-Density Residential District, the following uses are permitted.

Residential Activities

Single Detached Dwelling
Duplex Dwelling
Agricultural Uses

Personal and Group Care Facilities

Family Child Care Home

C. Accessory Uses and Structures

1. Private garages and sheds.
2. Outdoor recreational facilities exclusively for the use for the use of the residents.
3. Signs, as permitted in ARTICLE IV, Section 4.070.
4. Home occupations as defined by and subject to the provisions of ARTICLE IV, Section 4.040.
5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the R-2, Medium-Density Residential District, the following uses may be permitted as special exceptions after review and approval by the Board of Zoning Appeals in accordance with ARTICLE IX, Section 9.080.

Community Facility Activities

Administrative Services-Fire Departments
Community Education
Cultural and Recreational Services
Essential Services
Intermediate Impact Facilities
Religious Facilities

E. Uses Prohibited

In the R-2, Medium-Density Residential District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the R-2, Medium-Density Residential District, shall comply with the following requirements.

1. Minimum Lot Size:

<u>Area</u>	<u>With Public Sewer</u>	<u>Without Public Sewer</u>
Single Family Dwelling	17,000 sq. ft.	1 acre
Duplex Dwelling	22,000 sq. ft.	1 acre
All Public Uses	20,000 sq. ft.	1 acre
Agricultural	3 acres	3 acres

Lot Width at Building Setback

Single Family Uses	65 ft.
All Other Uses	200 ft.

2. Minimum Yard Requirements:

Front Setback

Minor Streets	30 ft.
Collector Streets	40 ft.
Arterial Streets	50 ft.*

***Or as may be determined by appropriate agencies**

Side

Single Family Dwelling	15 ft.
Other Uses	30 ft.*

Rear

Single Family Dwelling	20 ft.
Other Uses	20 ft.*

***NOTE: Board of Zoning Appeals may require additional setback distance for uses permitted as special exceptions**

3. **Maximum Lot Coverage**

On any lot, the area occupied by all structures, including accessory structures, shall not exceed thirty-five (35) percent of the total area.

4. **Height Requirements**

No principal building shall exceed three (3) stories or thirty-five (35) feet in height, and no accessory structure shall exceed two (2) stories in height, except as provided in ARTICLE VIII, Section 8.050.

5. **Parking Space Requirements**

As regulated in ARTICLE IV, Section 4.010

6. **(Reserved)**

7. **Accessory Structures**

a. With the exception of signs and fences, accessory structures shall not be erected in any required front yard.

b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

5.061.2 R-3, High-Density Residential District

A. **Purpose and Intent of District (Amended by Ordinance 397, October 2, 2018)**

This district is designed to provide more flexibility in development design and to insure a minimum standard of site development for activities located near the Hwy 70 and Hwy 47 intersection and within proximity to the historic downtown area of White Bluff. This area of town is more conducive to areas for high-density residential development due to less topographically challenged areas,

pedestrian accessibility to local places of interests, such as public water and sewer facilities are available or where such facilities will be made available prior to development. All types of residential activities are permitted whether conventional development or in a planned unit development. It is the intent of this district to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units thereon. This class of district is intended also to permit community facility and personal and group care facilities which are necessary to serve and do serve specifically the residents of these districts, or which installations are benefited by and compatible with a residential environment. Commercial activities may be permitted where included as a part of a planned development (refer to ART VI of this Ordinance for provisions governing planned unit developments.)

B. Uses Permitted

In the R-3, High-Density Residential District, the following uses are permitted.

1. Residential Activities

Dwelling, Single Detached
Dwelling, Duplex
Dwelling, Multi-Family (Apartment, Townhouse)

2. Community Facility Activities

Essential Services

3. Personal and Group Care Facilities

Family Child Care Home

C. Accessory Uses and Structures

1. Private garages and sheds.
2. Outdoor recreational facilities exclusively for the use of the residents.
3. Signs as regulated in ARTICLE IV, Section 4.070
4. Home occupations as defined by and subject to the provisions of ARTICLE IV, Section 4.040.
5. Other accessory structures and uses customarily incidental to the permitted uses.

D. Uses Permitted as Special Exceptions

In the R-3, Medium-Density Residential District, the following uses may be permitted as special exceptions after review and approval

by the Board of Zoning Appeals in accordance with ARTICLE IX, Section 9.080.

Community Facility Activities

Administrative Services-Fire Departments
Community Education
Cultural and Recreational Services
Essential Services
Intermediate Impact Facilities
Religious Facilities

E. Uses Prohibited

In the R-3, High-Density Residential District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements (Amended by Ordinance 397, October 2, 2018)

1. Minimum Lot Size

<u>Area</u>	<u>With Public Sewer</u>	<u>Without Public Sewer</u>
Single Family Dwelling	8,000 sq. ft.	
Duplex Dwellings & Multi-Family Dwellings	8,000 sq. ft. for the first unit, plus 5,000 sq. ft., for each additional unit	
All Public Uses	15,000 sq. ft.	

Lot Width at Building Setback

Single Family Uses	50 ft.
Duplex Dwellings	65 ft.
Multi-Family Dwellings	80 ft.
Other Uses	100 ft.

2. Minimum Yard Requirements:

Front Setback:

Minor Streets	30 ft.
Collector Streets	40 ft.
Arterial Streets	50 ft.*

***Or as may be determined by appropriate agencies**

Side

Single Family Dwellings, Duplex Dwellings, And Multi-Family Dwellings	5 ft.
All Other Uses	15 ft.*

Rear

Single Family Dwellings, Duplex Dwellings, And Multi-Family Dwellings	15 ft.
Other Uses	20 ft.*

***NOTE: Board of Zoning Appeals may require additional setback distance for uses permitted as special exceptions**

3. **Maximum Lot Coverage**

On any lot, the area occupied by all structures, including accessory structures, shall not exceed fifty (50) percent of the total area.

The Impervious Area shall not exceed seventy (70) percent of the total area of the lot.

4. **Height Requirements**

No principal building shall exceed three (3) stories or thirty-five (35) feet in height, and no accessory structure shall exceed two (2) stories in height, except as provided in ARTICLE VIII, Section 8.050.

5. **Parking Space Requirements**

As regulated in ARTICLE IV, Section 4.010.

6. **(Reserved)**

7. **Accessory Structures**

- a. With the exception of signs and fences, accessory structures shall not be erected in any required front yard.
- b. Accessory structures shall be located at least five (5) feet from any side lot line, from the rear lot line, and from any building on the same lot.

5.061.3 R-4, Mobile Home Park Districts

A. District Description

To provide maximum flexibility in design and to ensure a minimum standard of site development for mobile home parks where complete urban facilities, specifically public sewer, are available or where such facilities will be available prior to development. This district will be characterized by mobile home parks containing both single-wide units and double-wide units. This district will also include community facilities and public utility installations which will serve the residents of the district. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development.

B. Dimensional Requirements for Parks

1. The minimum front setback shall be fifty (50) feet.
2. The minimum side and rear setbacks shall be thirty (30) feet.
3. The site shall abut a public street.
4. There shall be screening along the side and rear site lines. The screening shall either be a five (5) foot wide greenstrip with evergreen plants at least five (5) feet tall or a fence of a minimum height of six (6) feet. The fence shall be designed to totally block visibility of the development even when the viewer is moving.
5. Signs as regulated in ARTICLE IV, Section 4.070.
6. No mobile home park shall be permitted unless such park is served by a public water supply and sewer system. Water lines shall be a minimum six (6) inch water main looped for adequate water pressure for fire protection with fire hydrants every one thousand (1,000) feet with every mobile home within five hundred feet of an hydrant shall be approved by the water and sewer department. Sewer lines shall be a minimum eight (8) inch sewer pipe, with four (4) inch force main where applicable, designed according to the standards required in the subdivision regulations and shall be approved by the water and sewer department.
7. The internal street system within the mobile home park shall consist of paved streets with a paved surface a minimum of twenty-two (22) feet wide measured from the edge of the paved surface to the edge of the paved surface. The sub-base shall consist of six (6) inches of crush run, per the subdivision regulation standards, covered by two (2) inches of asphalt.

8. Three (3) foot wide concrete sidewalks shall be provided from mobile home spaces to the mobile home park office. The sidewalks shall be three inches thick to prevent cracking.
9. No parcel of land containing less than three (3) acres and less than five (5) mobile home spaces, available at the time of first occupancy, shall be utilized for a mobile home park.
10. Recreational vehicles are allowed only as temporary uses for a period not to exceed thirty (30) days.
11. A mobile home park office is allowed.
12. Ten (10) percent of the mobile home park site shall be set aside for recreation and open space requirements.

C. Dimensional Requirements for Mobile Home Space

1. The minimum size for a single-wide mobile home space shall be thirty-six hundred (3,600) square feet. The minimum size for a double-wide mobile home space shall be six thousand (6,000) square feet.
2. The minimum width for a single-wide mobile home space shall be thirty-six (36) feet. The minimum width for a double-wide mobile home space shall be sixty (60) feet.
3. The minimum length shall be ninety (90) feet.
4. The minimum front yard setback shall be twenty-five (25) feet.
5. The minimum side yard setback shall be ten (10) feet. If the parking area for the unit is in the side yard, the thirty (30) feet additional setback shall be required.
6. The minimum rear yard setback shall be fifteen (15) feet.
7. All mobile homes permitted under this section shall be set upon concrete pads and elevated on blocks or steel piers which are constructed upon a concrete footing, and each mobile home shall be anchored with approved anchors as required by Tennessee Code, Section 68-45-103. Each concrete pad shall be a minimum of ten (10) feet wide.
8. All mobile homes moved into any mobile home park, existing or new, after the effective date of this ordinance shall be underskirted to prevent the accumulation of refuse and rodents. Underskirting shall consist of new material subject to the approval of the building inspector/codes administrator of White Bluff.

9. There shall be a minimum area of four hundred (400) square feet for paved parking per mobile home space.
10. With respect to mobile homes parked end-to-end, the end-to-end clearance shall not be less than fifteen (15) feet. No mobile home shall be located closer than twenty (20) feet from any building within the mobile home park.

D. Procedure for Approval

1. A permit for a mobile home park shall be issued by the building inspector/codes administrator only as authorized by the White Bluff Planning Commission. A written application, plans and schedules shall be submitted to the planning commission for review. Once the commission determines that the proposed location meets the intent of this ordinance and that the indicated development standards will be followed, a permit shall be issued by the building inspector/codes administrator.

2. Plans and Schedules Required

The following information shall be shown on the required site plan:

- a. The location and legal description of the proposed mobile home park.
- b. The location and size of all buildings, improvements, and facilities constructed or to be constructed within the mobile home park.
- c. The proposed use of buildings shown on the site plan.
- d. The location and size of all mobile home spaces.
- e. The location of all points of entry and exit for motor vehicles and the internal circulation pattern.
- f. The location of all off-street parking facilities.
- g. The location of park and recreation areas.
- h. The name and address of the applicant.
- i. A comprehensive drainage plan.
- j. All perimeter landscaping (screening).
- k. Such other architectural, engineering, and topographic data as may be required to permit the local health department, the White Bluff Building Inspector/Codes Administrator, Staff Planner, and the Board of Zoning Appeals to determine if the

provisions of these regulations are being complied with shall be submitted with the site plan.

- l. A time schedule for development shall be prepared, which shall demonstrate the applicant's readiness and ability to provide to proposed services. Said time shall be for a period of not more than one (1) year.
- m. All mobile home parks which do not conform to the provisions of the zoning ordinance shall be governed in accordance with the provisions of Section 8.020, of this ordinance.

5.062 Commercial Districts

The Commercial 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:

1. 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.
2. 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.
3. 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.
4. To provide sufficient space in appropriate locations for commercial districts to satisfy function needs of White Bluff, and in particular the need for medical services, and the needs of the general public travel along major highways.
5. 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.
6. To provide sufficient space in appropriate locations for all types of commercial and miscellaneous service activities.
7. 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.

8. To promote the most desirable use of land and direction of building development in accord with a well considered plan, to promote stability of commercial development, to strengthen the economic base of White Bluff, 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 the city's tax revenues.

5.062.1 C-1, Central Business District

A. District Description

These districts are designed to provide for a wide range of commercial uses concerned with retail trade and consumer services; amusement and entertainment establishments; automotive and vehicular service establishments; transient sleeping accommodations; drive-in stores; eating and drinking places, financial institutions; and offices. The uses in this district service a wide market area and, therefore, ease of automotive access is a requirement. However, it is not intended that this district permit uses which generate large volumes of truck traffic. Appropriate open space between commercial and residential areas is required.

B. Uses Permitted

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

Community Facility Activities

Administrative Services
Community Assembly
Community Education
Cultural and Recreational Services
Essential Services
Health Care Facilities
Intermediate Impact Facilities
Personal and Group Care Facilities
Religious Facilities

Commercial Activities

Animal Care and Veterinarian Services
Automotive Service and Repair
Consumer Repair Services
Convenience Commercial
Entertainment and Amusement Services
Financial, Consulting, and Administrative
Food and Beverage Service
Food Service - Drive-In

General Business and Communication Services
General Personal Service
General Retail Trade
Medical and Professional Services
Transient Habitation
Undertaking Services
Vehicular, Craft and Related Equipment

C. Accessory Uses and Structures

The following accessory uses are permitted in the C-1, Commercial Service District.

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory off-street parking and loading facilities as required in ARTICLE IV.
3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Uses Permitted as Special Exceptions

In the C-1, Commercial Service District, the following uses and their accessory uses may be permitted as special exceptions, after review and approval in accordance with ARTICLE IX, Section 9.080.

Manufacturing Activities

Limited Manufacturing Activities

E. Uses Prohibited

Any uses or structures not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the C-1, Commercial Service District.

F. Dimensional Regulations

All uses permitted in the C-1, Commercial Service District, shall comply with the following requirements:

1. Minimum Lot Size

Minimum Lot Area	None
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2. Minimum Yard Requirements

Front Yard Setback None

Side Yard Setback None
except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be forty (40) feet.

Rear Yard Setback None
except where the rear yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be forty (40) feet.

3. Maximum Lot Coverage

The Impervious Area shall not exceed ninety (90) percent of the total area of the lot.

4. Height Requirements

No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VIII, Section 8.050.

5. Parking Space Requirement

As regulated in ARTICLE IV, Section 4.010.

6. Accessory Structures

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

G. Landscaping Provisions

The property shall be landscaped as per ARTICLE III, Section 3.110.

5.062.2 C-2, Highway Commercial District

A. District Description

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and

service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Such districts should be situated in clustered development patterns, and not patterns of stripped commercial development.

B. Uses Permitted

In the C-2, Highway Commercial District, the following uses and their accessory uses are permitted.

Community Facility Activities

Administrative Services
Community Assembly
Community Education
Cultural and Recreational Services
Essential Services
Health Care Facilities
Intermediate Impact Facilities
Personal and Group Care Facilities
Religious Facilities

Commercial Activities

Animal Care and Veterinarian Services
Automotive Parking
Automotive Service and Repair
Building Materials and Farm Equipment
Consumer Repair Services
Convenience Commercial
Entertainment and Amusement Services
Financial, Consulting, and Administrative
Food and Beverage Service
Food Service - Drive-In
General Business and Communication Services
General Personal Service
General Retail Trade
Medical and Professional Services
Transient Habitation
Transport and Warehousing
Undertaking Services
Vehicular, Craft and Related Equipment
Wholesale Sales

C. Accessory Uses and Structures

The following accessories are permitted in the C-2, General Commercial District.

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory off-street parking and loading facilities as required in ARTICLE IV.
3. Accessory structures and uses, provided that such accessory structures and uses are carried out on the same lot and are not, otherwise, prohibited.

D. Uses Permitted as Special Exceptions

In the C-2, General Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE IX, Section 9.080.

Manufacturing Activities

Limited Manufacturing Activities

Agricultural, Resources Production and Extractive Activities

Plant and Forest Nurseries

Commercial Activities

Construction Sales and Services
 Group Assembly
 Indoor Ranges and Firearms Training Facilities **(Added by Ordinance No. 352, August 7, 2012)**

E. Uses Prohibited

Any use or structure not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the C-2, General Commercial District.

F. 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

Minimum Lot Area	None
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2. Minimum Yard Requirements

<u>Front Yard Setback</u>	50 ft.
<u>Side Yard Setback,</u> except that if a structure does	None

not abut the side lot line, it must be located ten (10) feet, from the side lot line. When adjacent to a residential district the side yard setback shall be that of the residential district.

Rear Yard Setback, 20 ft.
except where the rear yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be fifty (50) feet.

3. **Maximum Lot Coverage**

On any area or parcel of land, the area occupied by all buildings including accessory buildings, shall not exceed forty-five (45) percent of the total area of such lot or parcel.

The Impervious Area shall not exceed eighty (80) percent of the total area of the lot.

4. **Height Requirements**

No building shall exceed thirty-five (35) feet in height, except as provided in ARTICLE VIII, Section 8.050.

5. **Parking Space Requirement**

As regulated in ARTICLE IV, Section 4.010.

6. **Accessory Structures**

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

G. **Landscaping Provisions**

The property shall be landscaped as per ARTICLE III, Section 3.110.

5.062.3 C-3, Office/Professional Service District

- A. This district is designed to provide for the provision of professional office services, medical and personal services, as well as financial, insurance, real estate and consulting services. In addition to the office activities, limited commercial trade and certain community facilities are permitted to serve to the needs of persons frequenting this district.

B. Uses Permitted

In the C-3, Office/Professional Service District, the following uses and their accessory uses are permitted.

Residential Activities

Dwelling, Single Family
Upper Story Dwelling

Community Facility Activities

Administrative Services
Essential Services
Religious Facilities

Commercial Activities

Automotive Parking
Financial, Consulting, and Administrative Services
Medical and Professional Services

C. Accessory Uses and Structures

The following accessories are permitted in the C-3, Office/Professional Service District.

1. Signs in compliance with the regulations set forth in ARTICLE IV, Section 4.070.
2. Accessory off-street parking and loading facilities as required in ARTICLE IV.
3. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.

D. Uses Permitted as Special Exceptions

In the C-3, Office/Professional Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE IX, Section 9.080.

Community Facility Activities

Community Education
Cultural and Recreational Services
Health Care Facilities
Centers for Observation or Rehabilitation
Convalescent Homes
Personal and Group Care Facilities

Commercial Activities

General Business and Communication Services:
Advertising Agencies and Services
Credit Reporting, Adjustment, and Collection Agencies
Drafting Services
Employment, Personnel, and Temporary Help Services
Interior Decorator and Consulting Services
Mailing, Reproduction, and Commercial Art Services
Management, Consulting, and Public Relations Services
Travel Agencies

General Personal Service:
Catering Services
Photographic Studios

E. Uses Prohibited

Any use or structure not allowable as permitted uses, conditional uses, temporary uses, or accessory uses are prohibited within the C-3, Office/Professional Service District.

F. Dimensional Regulations

All uses permitted in the C-3, Office/Professional Service District, shall comply with the following requirements, except as provided in ARTICLE IV.

1. Minimum Lot Size

Minimum Lot Area 10,000 sq. ft.

2. Minimum Yard Requirements

Front Yard Setback 40 ft.

Side Yard Setback, 15 ft.

except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be twenty-five (25) feet.

Rear Yard Setback, 20 ft.

except where the rear yard abuts or is adjacent to a residential district, in which case the minimum setback for that yard shall be fifty (50) feet.

3. Maximum Lot Coverage

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

The Impervious Area shall not exceed eighty (80) percent of the total area of the lot.

4. Height Requirements

No building shall exceed forty (40) feet in height, except as provided in ARTICLE VIII, Section 8.050.

5. Parking Space Requirement

As regulated in ARTICLE IV, Section 4.010.

6. Accessory Structures

Accessory structures shall be located at least five (5) feet from any lot line, and any building on the same lot.

G. Landscaping Provisions

The property shall be landscaped as per ARTICLE III, Section 3.110.

5.063 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:

1. To provide sufficient space, in appropriate locations, to meet the needs of the area of White Bluff's expected economic expansion for all types of distributive, industrial and related activities, with due allowance for the need for choice of suitable sites.
2. 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.
3. 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 areas where this ordinance restricts the emission of such nuisances, without regard to the industrial products and processes involved.

4. 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, radiation, smoke, dust, or other particulate 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.
5. 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.
6. 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 Bluff 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 Bluff's tax revenues.

5.063.1 I-1, Light Industrial District

A. District Description

These districts are intended to provide space for a wide range of industrial and related uses which conform to a relatively low level of objectionable influences. It is required that all operations of industrial establishments be carried on within completely enclosed buildings thus providing a standard of development which removes most adverse characteristics that affect neighboring properties. These districts may provide a buffer between other districts and other industrial activities which have more objectionable influences. New residential activities are excluded, but community facilities and commercial establishments which provide needed services for industry and are complementary thereto are permitted.

B. Uses Permitted

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

Community Facility Activities

Essential Services

Commercial Activities

Animal Care and Veterinarian Services
Automotive Services and Repair
Building Materials and Farm Equipment
Construction Sales and Services