

Winchester, TN Zoning

5.052.2. C-2, Highway Service 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

V-18
compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for this district are along major traffic arteries.

B. Uses Permitted:

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

1. Retail Trade:

- (a) Building materials, hardware, and farm equipment;
- (b) General merchandise;
- (c) Food;
- (d) Automotive, marine craft, aircraft and accessories;
- (e) Apparel and accessories;
- (f) Furniture, home furnishings, and equipment;
- (g) Eating and drinking;
- (h) Drug, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice.

2. Hotels, motels, and tourist courts.

3. Churches and mortuaries.

4. Professional services.

5. Gasoline service stations subject to the provisions of ARTICLE IV, Section 4.060.

6. Commercial recreation uses.

7. Signs and billboards as regulated in ARTICLE IV, Section 4.080.

8. Finance, insurance and real estate services.

9. Personal services.

10. Business services.

11. Repair services.

V-19

12. Governmental services.

13. Educational services.

14. Transportation, communication and utility services.

C. Uses Permitted as Special Exceptions:

In the C-2, Highway 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. Travel trailer parks and overnight campgrounds.

2. Planned developments as regulated in ARTICLE IV, Section 4.070.

3. Limited manufacturing activities as defined in Section 2.020.

(Added by Ordinance No. 512, April 2, 1981)

4. RESERVED.

(Added by Ordinance No. 728, May 12, 1998)

(Deleted by Ordinance No. 949, June 27, 2012)

5. Adult oriented establishments.

(Added by Ordinance No. 775, May 8, 2001)

6. Day nursery.

(Added by Ordinance No. 932, September 13, 2011)

7. Transitional Homes (Halfway Houses) as defines in Section 2.020.

(Added by Ordinance No. 963, September 10, 2013)

D. Uses Prohibited:

Industrial uses; warehousing (including mini-warehousing and storage) and storage uses, except those which are located within and incidental to permitted use; truck terminals; junkyards, including automobile wrecking and salvage; uses not specifically permitted or uses not permitted upon approval as a special exception.

(Amended by Ordinance No. 704, April 30, 1996)

E. Dimensional Regulations:

All uses permitted in the C-2, Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: No minimum lot size shall be required in the C2 District.

V-20

2. Minimum Yard Requirements:

Front Setback 35 feet

Side 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.

Rear Fifteen (15) feet if a rear entrance is provided, otherwise none is required.

3. Maximum Lot Coverage: No maximum lot coverage shall be imposed in the C-2 District.

4. Height Requirement: No building shall exceed forty (40) feet in height, except as provided in ARTICLE VI, Section 6.030.

5. Parking Space Requirement: As regulated in ARTICLE IV, Section 4.010.

6. RESERVED.

(Added by Ordinance No. 728, May 12, 1998)

(Deleted by Ordinance No. 949, June 27, 2012)