

hotels, as well as restaurants and retail development with upper story office encouraged. Enhanced walkability and streetscaping will be a focus for new structures, reuse, and expansion. This district allows structures up to two stories and up to four units per acre.

7.2 PERMITTED AND CONDITIONAL USES

Table 5: Commercial Districts: Permitted and Conditional Uses lists permitted and conditional uses for the commercial districts. Within the table, a “P” indicates that a use is permitted within that district and a “C” indicates that a use is a conditional use in that district and must obtain conditional use approval as required in [Chapter 4.5](#) (Conditional Use). If the table does not note a letter (i.e., a blank space) or a particular use is not listed within the table, this indicates that use is not an allowable use and cannot be permitted within that zone district. For unlisted uses, see [Chapter 7.3](#) (Interpretation of Unlisted Uses).

TABLE 5: COMMERCIAL DISTRICTS: PERMITTED AND CONDITIONAL USES

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES ¹	MXR ²	NC	O	MXC ²	GC ^{20,21,22,24}	HC	DN ²³	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL									
RESIDENTIAL USES									
Accessory Dwelling (Detached)	C								
Assisted Living Facility	P	C	C	P	P	C			10.3.1
Bed and Breakfast	C ¹⁶			P		C ¹⁶			
Community Residence, Large (More than 8 persons)									
Community Residence, Small (8 or less persons)	C								
Dwelling, Manufactured									
Dwelling, Multi-Family	P			P					
Dwelling, Single-Family	P			P			P		
Dwelling, Townhome	P			P					
Home for the Aged	C								
Independent Living Facility	P	P	P	C	P	C			10.3.1
Nursing Home	P	P	P	C	P	C			10.3.1
GOVERNMENT & EDUCATIONAL FACILITIES									
Educational Facility, Primary /Secondary	P		C	P	C	C	C	C	
Educational Facility, College / University	P		P	P	P	C	C	P	
Educational Facility, Vocational School	C		P	P	P	C	C	C	
Government Facility & Offices	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	
Public Works Facility & Utility	P	P	P	P	P	P	P	P	

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES ¹	MXR ²	NC	O	MXC ²	GC ^{20,21,22,24}	HC	DN ²³	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL									
RELIGIOUS USES									
Place of Worship	P	C	C	P	P	P	C	C	
ENTERTAINMENT USES									
Art Gallery	P	P		P	P		P		
Community Garden	P			P			P		
Cultural Facility	P	P		P	P		P		
Fire Range, Indoor				C	P	P	C	C	
Fire Range, Outdoor									
Golf Course	P								
Health / Fitness Center	P	P	P	P	P		P		
Indoor Entertainment Facility	C	C		P	P		P		10.3.6
Indoor Recreation Facility	C	C		P	P	C	P	C	10.3.6
Live Entertainment	P			P	P		C		
Marina	C	C		C	C				
Outdoor Entertainment Facility				C	C		C		10.3.6
Outdoor Recreation Facility	C	C		C	P		C		10.3.6
Race Tracks					C	C			
Recreational Training School	P	P	C	P	P	C	P	C	
Social Club or Lodge	C	C	C	P	C		C		10.3.16
OFFICE USES									
Call Center	P ⁴	P ⁴	P	P	P	P			
Office	P ⁴	P ⁴	P	P	P	P	P	P	
RETAIL USES									
Brewery Tap Room and Retail Sales ¹⁵		C ¹³		C	P	P	P	P	
Motor Vehicle Dealership				P ⁵	P ⁶	P ⁶			10.3.9
Retail Goods Establishment	P ⁴	P ⁴	P ⁷	P	P		P		
SERVICE USES									
Animal Hospital	P	C		P	P	P	P		
Banquet Hall			P	P	P		C		
Car Wash		C		C	P	P			
Caterer	P	P		P	P	P	P		
Day Care Center, Adult or Child	C	P	P	P	P	C	C	C	10.3.4
Day Care Home, Adult or Child	C			C			C		10.3.5

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES ¹	MXR ²	NC	O	MXC ²	GC ^{20,21,22,24}	HC	DN ²³	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL									
SERVICE USES									
Equipment Repair		C		C	P	P			
Financial Institution	P	P	P	P	P		P		
Funeral Home		C		P	P		P		
General Business Services	P ⁴	P ⁴	P	P	P	P	P		
Helistop			C	C	C	C		P	
Hospital			C	C	P	C	C		
Hotel / Motel			P	P	P				
Kennel					P	P	C		10.3.7
Medical / Dental Clinic	P ⁴	P ⁴	P	P	P		P		
Medical / Dental Laboratory			C	P	P	P	P	P	
Medical Rehabilitation Facility, Residential	P	P	P	P	P		C		
Meeting / Event Center	C		P	P	P		C		
Motor Vehicle Rental Establishment				C	P	P			
Motor Vehicle Service Station / Fuel Center	C	C		C	P	P	P		10.3.8
Motor Vehicle Service & Repair, Major					C	P		C	10.3.11
Motor Vehicle Service & Repair, Minor				C	P	P			10.3.11
Parking Lot (Principal Use)			P	P	P	P	P ²⁵	P	
Parking Structure (Principal Use)			P	P	P	P	P ²⁵	P	
Payday / Title Loan Agency					C	P			
Personal Services Establishment	P ⁴	P ⁴	P	P	P		P		
Printing Shop			P ⁷		P ⁸	P ⁹	P ⁸	P	
Research and Development Facility			P	P	P	P	P	P	
Restaurant, Full Service & Carry Out	C	P ¹³	P ^{7,13}	P	P		P		
Restaurant, Quick Service				C	P		P		
Smoke Shop ³					C	C			10.3.16
Taxidermy				P	P	P	P		
Utility, Private	P	P	P	P	P	P	P	P	

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES ¹ "P" = PERMITTED // "C" = CONDITIONAL	MXR ²	NC	O	MXC ²	GC ^{20,21,22,24}	HC	DN ²³	I	USE STANDARDS
HEAVY RETAIL & SERVICE USES									
Contractor Office & Storage Yard					P ¹⁰	P	P ¹⁰	P	
Food Service Contractor					C ⁴	P	C ⁴	P	
Heavy Retail, Rental & Service Establishment				C	P	P		P	
Machine Shop						P		P	
Motor Vehicle Operations Facility				C	P	P			10.3.10
Reupholstery / Custom Home Textiles					P ⁴	P	P ⁴		
Self-Service Storage Facility					C	P		P	
Welding Shop					C	P		P	
INDUSTRIAL USES									
Concrete or Asphalt Plant						C		C	
Manufacturing, Heavy								C	
Manufacturing, Light					C ⁴	P ⁸		P	
Outdoor Storage						P		P	
Scrap Operations								C	10.3.14
Sign Manufacturing / Fabricating					P	P	P	P	
Trucking Company / Terminal					C ¹¹	P		P	
Warehouse / Distribution					C ⁸	P ^{9,12}		P ¹²	
OTHER USES									
Adult-Oriented Establishment						C			10.3.2
Cemetary & Mausoleum								C	
Data Center			C		P	P	C	P	
Farm									
High Impact Facilities					C	C		C	
Media Production Facility, Major				P	C	P	C	P	
Mining & Quarrying									
Plant Nursery									
Radio & Television Towers & Transmission Facilities					C	C	C	P	10.3.12
Recycling Drop-Off Center					C	P		P	10.3.13
Riding Stable									
Solar Farm, Wind Turbine Farm, Simular ¹⁴						C		C	
Vacation Rental ¹⁹					P ¹⁸		P ¹⁸		
Wireless Telecommunications Tower					C	C	C	P	10.3.18

NOTES:

1. The terms in this column (“Use”) are defined in [Chapter 16](#) (Definitions).
2. Rezoning to this district requires a Planned Development overlay plan as per [Chapter 8](#).
3. Smoke Shops shall be as measured along the street(s).
4. The gross building area used for each tenant may not exceed 10,000 square feet.
5. New car dealerships only (with accessory used car sales and service).
6. Used car lots must be at least 1,000 feet away from all other used car lots, as measured along the street(s).
7. Retail, Printing, and Restaurant (except drive-through) uses are permitted within the O district within office buildings and in separate buildings within office parks provided the total area of such uses does not exceed 15% of the total constructed and occupied area within the office building or park.
8. The gross building area used for this use may not exceed 10,000 square feet, except that the Board of Zoning Appeals may grant a conditional use permit to allow up to 25,000 square feet.
9. The gross building area used for this use may not exceed 35,000 square feet.
10. Outside material storage shall be in accordance with [Chapter 10.4.16](#) (Outdoor Storage). Heavy equipment such as back hoes, bulldozers, dump trucks, trailers, graders, scrapers, and the like shall be screened from view from all streets by landscaping and/or fencing. See [Chapter 11.4](#).
11. Not exceeding one acre.
12. The storage and warehousing of chemicals, petroleum products, explosives, and other hazardous materials in quantities such that Hendersonville’s building code classifies said storage and warehousing as “hazardous” shall only be allowed with the approval of a Conditional Use Permit.
13. Closed between 10:00 PM and 6:00 AM.
14. See also [Chapter 10.4.24](#) (Solar Panels) for solar panels allowed as an accessory use.
15. See Ordinance 2014-20 for restrictions.
16. Maximum of five bedrooms.
17. Ten acres minimum lot size. However, a farm as defined by state law, is exempt from the terms of this Ordinance.
18. In multi-story buildings, Vacation Rental is only permitted above commercial and non-residential uses.
19. Maximum one Vacation Rental per building, with a maximum of one per lot.
20. Lakefront properties along Sanders Ferry Road are limited to one story. Rooftop dining may be considered for approval by the Planning Commission.
21. Used Motor Vehicle Sales, Hotels/Motels, Motor Vehicle Rental Establishment, Heavy Retail, Rental, and Service Establishment, Payday/Title Loan Agency and Motor Vehicle Operations Facility not permitted in GC zoning in the area south of West Main Street, west of and fronting Sanders Ferry, north of Cages Road, and east of Walton Ferry Roads (see Westlake Commercial Area map below). However, the use of Hotel/Motel is a permitted use at 179 West Main Street (Relax Inn), Parcel 160M C 024.00.
22. Properties with GC zoning in the area south of West Main Street, west of and fronting Sanders Ferry, north of Cages Road, and east of Walton Ferry Roads are limited to two stories in height. Rooftop dining may be considered for approval by the Planning Commission (see Westlake Commercial Area map below).
23. Properties with DN zoning (see Dockside Neighborhood map below) are limited to two stories. Rooftop dining may be considered for approval by the Planning Commission. Properties with DN Zoning shall not have a residential dwelling and a Vacation Rental on the same property.
24. Properties with GC zoning in the area south of West Main Street, west of and fronting Sanders Ferry, north of Cages Road, and east of Walton Ferry Road shall have reduced setbacks of 20 feet front and 10-foot rear unless an increased landscape buffer is required.
25. This use is not allowed on the first floor of multi-story buildings unless part of approved Planned Development.