

11-702. B-2 (Highway-Oriented Business) Districts.

Within the B-2 (Highway-Oriented Business) Districts, as shown on the Zoning Map of Covington, Tennessee, the following regulations shall apply (Note: Uses Permitted and Uses Permitted on Appeal are based on land use codes of the Standard Land Use Coding Manual, January 1965, prepared by the Urban Renewal Administration, Housing and Home Finance Agency, and the Bureau of Public Roads. Instances where the Standard Land Use Coding Manual does not sufficiently classify a land use, the Code Enforcement Officer may consult other similar classification indexes.):

1. Uses Permitted

A. Wholesale Trade

1. Drugs, chemicals, and allied products
2. Dry goods and apparel
3. Groceries and related products
4. Farm products (raw materials)
5. Electrical goods
6. Hardware, plumbing, heating equipment and supplies
7. Other wholesale trade excluding petroleum bulk stations and terminals, scrap and waste materials

B. Retail Trade

1. Building materials, hardware, and farm equipment
2. General merchandise
3. Food
4. Apparel and Accessories
5. Furniture, home furnishing, and equipment
6. Eating and drinking
7. Other retail trade, NEC

- C. Services
 - 1. Finance, insurance and real estate services
 - 2. Personal services
 - 3. Business services excluding warehousing and storage services except for household goods warehousing and storage as defined in Section 11-201 of this Ordinance.
 - 4. Repair services
 - 5. Professional services
 - 6. Contract and construction services
 - 7. Governmental services
 - 8. Educational services
 - 9. Miscellaneous services
- D. Religious Activities
- E. Cultural Activities
- F. Public Assembly
- G. Amusements
- H. Recreational Activities
- I. Parks
- J. Veterinarian and animal hospital services
- K. Transient Lodging
- L. Signs as permitted in Section 11-317
- M. Communication Towers
- N. Any accessory use or building customarily incidental to the permitted uses

2. Uses Permitted on Appeal

A. Manufacturing Uses

Following review and approval of the site plan by the Planning Commission, the Board of Zoning Appeals may approve the following uses after a public hearing is held:

1. Apparel and other finished products made from fabrics and similar materials - manufacturing (except leather tanning and finishing).
2. Office, computing, and accounting machines - manufacturing.
3. Service industry machines - manufacturing.
4. Other machinery manufacturing (except electrical), NEC. *
5. Household appliances - manufacturing.
6. Electric lighting and wiring equipment - manufacturing.
7. Radio and television receiving sets (except communication types) - manufacturing.
8. Communication equipment - manufacturing.
9. Electronic components and accessories - manufacturing.
10. Other electrical machinery, equipment, and supplies manufacturing, NEC*.
11. Coating, engraving, and allied services.
12. Professional scientific and controlling instruments; photographic and optical goods; watches and clocks - manufacturing.
13. Miscellaneous manufacturing, NEC* (except tobacco - manufacturing).
14. Brooms and brushes - manufacturing.
15. Lamp shades - manufacturing.
16. Signs and advertising displays - manufacturing.
17. Umbrellas, parasols, and canes - manufacturing.
18. Other miscellaneous manufacturing, NEC*.

(*NEC = Not Elsewhere Coded)

- B. Wholesale Trade.
 - 1. Motor vehicles and automotive equipment
 - 2. Machinery, equipment, and supplies
- C. Automotive Sales provided:
 - a. A landscape buffer shall be provided in accordance with the Design Standards Manual.
 - b. Elevated display platforms for automobiles shall not be permitted.
 - c. Fenced areas shall be limited to areas in the rear yard, as defined by the Zoning Ordinance. Fencing shall consist of solid masonry or masonry/brick columns and ornamental wrought iron. The columns shall be installed a minimum of fifty (50) feet on center. No chain link fencing shall be permitted.
- D. Family Day Care Homes, Adult Care Centers, Family Day Care Centers, Group Day Care Homes, Day Care Centers; provided, however, a permit for such use shall not be issued until a site plan is submitted to the Board of Zoning Appeals for review, and further subject to the following minimum standards:
 - 1. All dimensional regulations of the district shall apply.
 - 2. A fence play area shall be provided. The size of the play area and the height of the fence shall be in accordance with current state standards. This section is not applicable to Adult Care Centers.
 - 3. Along the site boundary of the facility, buffering, screening, and landscaping must be provided to adequately protect any abutting residential property.
 - 4. All outdoor play activities shall be conducted within the fenced play area. The fenced play area shall not be located within any required front yard. This section is not applicable to Adult Care Centers.
 - 5. The facilities' operation and maintenance shall meet the requirements of the Tennessee Department of Human Services.
 - 6. Off-street parking shall be provided at the rate of one (1) space for Family Day Care Homes, two (2) spaces for Group Day Care Homes, and three (3) spaces for Day Care Centers caring for up to fifteen (15) children with an extra space for every five (5)

children accommodated above fifteen, plus the specific required space(s) for the district in which the facility is located. Adult Care Centers shall require parking to accommodate employees during the most active shift and five percent 5% of the number of residents to accommodate visitor parking.

- 7. In order that the Board of Zoning Appeals may make an accurate determination of the character of the proposed use, the applicant shall submit an accurately and legibly drawn site plan showing existing and proposed buildings, fences, landscaping, parking and access facilities.

3. Uses Prohibited

Any use not specifically permitted in this Section is prohibited.

4. Regulations Controlling Lot Area, Lot Width, Yards, Building Coverage and Height

The principal building shall be located so as to comply with the following requirements:

A. Minimum Required Lot Area.

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| 1. | Churches | 15,000 sq. ft. or 200 sq. ft. of lot area per auditorium seat whichever is greater |
| 2. | Wholesale Uses – Motor Vehicle, Automotive Equipment, and Machinery, equipment and supplies per vehicle, whichever is greater | 22,000 sq. ft. or 450 sq. ft. |
| 3. | All Other Uses | 10,000 sq. ft. |

B. Minimum Required Lot Width at the Building Line.

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| 1. | Gasoline service stations | 120 feet |
| 2. | Churches | 100 feet |
| 3. | All Other Uses | 80 feet |

- C. Minimum Required Front Yard
1. Gasoline service stations 25 feet
 2. Churches 30 feet
 3. All Other Uses 25 feet
 4. Within the front yard setback requirement, there shall be a minimum 10-foot greenspace from the edge of the sidewalk for all uses.
- D. Minimum Required Rear Yard
1. All Uses 20 feet
- E. Minimum Required Side Yard on Each Side of Lot
1. Churches 15 feet
 2. All Other Uses None required, however, if buildings do not have common or adjoining walls there shall be a side yard of at least five (5) feet.
 3. On lots adjacent to a residential district, all buildings shall be located so as to comply with the side requirements of the adjacent residential district.
- F. Installations essential to the business operation may be required to set back a greater distance from the street or alley so that any service rendered by the business will not obstruct any public way.
- G. Maximum Permitted Height of Structures
1. No building shall exceed three (3) stories or thirty-five (35) feet in height unless each side yard is increased over the required minimum by five (5) feet for every five (5) feet, or fraction thereof, of additional height over thirty-five (35) feet, not to exceed sixty-five (65) feet however.
 2. On a lot less than fifty (50) feet in width at the building line no building shall exceed one and one-half (1 1/2) stories or twenty-five (25) feet in height.
 3. No accessory building shall exceed two (2) stories in height.
- H. Household Goods Warehousing and Storage facilities shall provide a minimum spacing between buildings of twenty-five (25) feet, with a minimum spacing between buildings and any property line of twenty-five (25) feet. Fencing shall be erected around the perimeter of the site and shall be composed of chain-link, a minimum of eight (8) feet in height.

5. Procedures

- A. Before a permit is issued for any permitted use listed in 11-702., 1., or use permitted on appeal in 11-702., 2. above, a site plan of the proposed development shall be reviewed and approved by the Planning Commission pursuant to Section 11-324 of this Ordinance. The Planning Commission shall have the power to impose conditions regarding the location of the buildings on the site, the location and design of parking and access facilities, fencing and screening, noise abatement, outdoor advertising and other features affecting the character of the area and the compatibility of the proposed use to existing nearby uses.
- B. Provided, however, the Building Official may issue a permit without the necessity of fulfilling the requirements of paragraph a. above for the following types of developments:
1. Construction of canopies;
 2. Construction of signs;
 3. Construction of accessory buildings;
 4. Minor additions to an existing building. For the purposes of this section, a minor addition to an existing building shall be defined as any expansion of square footage under roof by accumulative amount during a five-year period of less than twenty (20%) percent of the square footage under roof of said structure prior to expansion, or any addition of 5,000 square feet or less, regardless of the size of the original structure; and
 5. Installation of underground tanks.
- C. For the type of development identified above to be exempt from the site plan requirements of Section 11-324, such development must meet the following criteria:
1. Such development cannot increase the need for additional parking nor eliminate any parking that exists that is required by the use; and,
 2. Such development must comply with all applicable yard requirements of the district.
 3. Requirements for issuance of a permit by the Building Official shall be provided for in Chapter 11.
 4. Certificate of Occupancy: Where there is any change of use or occupancy of property, the Building Official may issue a Certificate of Occupancy without review by the Planning Commission where the Building Official determines that all the development requirements of the use or property are currently being met.

6. External Illumination

External illumination subject to Section 11-323 of this Ordinance.

7. Landscaping and Greenspace Requirements

Landscaping and Greenspace Requirements subject to 11-331 of this Ordinance.