

1600. M-2 WHOLESALE AND LIGHT INDUSTRY DISTRICT

1601. Use Regulations

A. Permitted Uses

(1) All principal uses that are permitted in the [R-2 URBAN RESIDENTIAL](#), [R-2A RURAL RESIDENTIAL](#), [C-2 LOCAL BUSINESS COMMERCIAL](#), and [C-3 GENERAL BUSINESS COMMERCIAL DISTRICTS](#), including uses specified in [ARTICLE IV, Section 501\(C\)\(1-5\)](#), under conditions specified therein, and [A-1 AGRICULTURAL DISTRICT](#).

[Res. No. 376-6 (3/3/76)]

(2) Day Care Centers, subject to review and approval of the Hamilton County Engineer with

regard to points of ingress and egress, internal circulation, loading areas and parking. In addition there must be provision of a secure playground area.

[Res. No. 1089-32 (10/18/89)]

(3) The following uses are PERMITTED:

- Apparel and other finished fabric manufacturers
- Blueprint and related shops
- Cabinet making or woodworking shops
- Cold storage plants
- Contractor's plants and storage
- Electrical machinery, tools, equipment, and supplies assembly
- Food and food products, packaging and distribution
- Furniture and household goods manufacture
- Gas metering and control stations
- Greenhouses (Wholesale only)
- Jewelry, silverware, and plated ware manufacture
- Laboratories: research, testing and medical
- Lumber yards
- Microwave stations, including towers
- Musical instruments and parts manufacture
- Offices
- Photographic and optical goods production
- Printing and publishing services, except small commercial photocopy shops and other similar operations
- Professional, scientific, and controlling instrument manufacture
- Re-packaging
- Rug cleaning plants
- Sheet metal fabrication, welding shops, and similar uses
- Textile production
- Utility and public service uses
- Warehousing
- Wholesaling
- Wholesale produce markets

Any similar use comparable in character, type, or effect on the surrounding area to the above uses as interpreted by the Director of Building and Zoning.

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B. Prohibited Uses

The following uses are PROHIBITED:

- Acetylene gas manufacture or storage
- Acid manufacture

Alcohol manufacture
Ammonia
Bleaching powder
Chlorine manufacture
Arsenal
Bag cleaning
Blast furnace
Boiler works
Brick, tile or terra cotta manufacture
Candle manufacture
Cement, lime, gypsum or plaster of paris manufacture
Creosote treatment or manufacture
Distillation of bones, coal or wood
Dyestuff manufacture
Exterminator and insect poison manufacture
Emery cloth and sand paper manufacture
Fat rendering
Fertilizer manufacture
Fireworks or explosive manufacture or storage
Fish smoking or curing
Forge plant
Garbage, offal or dead animals, reduction or dumping
Gas (illuminating or heating) manufacture
Glue, size or galantine manufacture
Gunpowder manufacture or storage
Iron, steel, brass or copper foundry or fabrication plant
Junk iron or rags storage or baling
Lamp black manufacture
Match manufacture
Oilcloth or linoleum manufacture
Oiled or rubber goods manufacture
Ore reduction
Paint, oil, shellac, turpentine or varnish manufacture
Paper and pulp manufacture
Petroleum products, refining or wholesale storage of petroleum
Planing mills (except small woodworking plants if approved by the Board of Appeals)
Potash works
Pyroxlin manufacture
Rock crusher
Rolling mills, rubber or gutta-percha manufacture or treatment
Salt works
Shoe polish manufacture
Smelting of tin, copper, zinc or iron ores
Soap manufacture, other than liquid soap
Soda and compound manufacture
Stock feeding pens
Stock herds or slaughter of animals

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Stone mill or quarry
Stove polish manufacture

Sulfuric, nitric, or hydrochloric acid manufacture
Tallow, grease or lard manufacture or refining from animal fat
Tanning; curing or storage of raw hides or skins
Tar distillation or manufacture
Tar roofing or waterproofing manufacture
Tobacco (chewing) manufacture or treatment
Used car junk yards
Wool pulling or scouring
Yeast plant

Any similar use comparable in character, type, or effect on the surrounding area to the above uses as interpreted by the Director of Building and Zoning.

C. Additional Uses Allowed with Permit

(1) Garbage collection service and/or demolition dump, subject to the issuance of a Conditional Permit by the Chattanooga-Hamilton County Regional Planning Commission, except that such uses shall not deal with any materials defined as Hazardous Waste or Medical Waste and regulated by Hazardous Waste Regulations of the Zoning Regulations.

[Res. No. 283-25 (2/16/83)]

[Res. No. 493-2 (4/7/93)]

(a) The uses specified in ARTICLE IV, Section 1601(C)(1), shall not be permitted except upon conditional permit of the Chattanooga-Hamilton County Regional Planning Commission. Any person desiring such a conditional permit shall apply to the Chattanooga-Hamilton County Regional Planning Commission, which shall hold a public hearing thereon, notice of which shall be by first class mail to the adjoining and other property owners within a radius of 300 feet of the property affected. Any person, firm, or corporation aggrieved thereby may appeal from the decision of the Chattanooga-Hamilton County Regional Planning Commission as to its decision concerning a use permitted under ARTICLE IV, Section 1601(C)(1), such appeal shall be to the County Commission of Hamilton County at its next regular meeting following the expiration of ten (10) days after the decision of the Chattanooga-Hamilton County Regional Planning Commission. At the hearing before the County Commission, the decision of the Chattanooga Hamilton County Regional Planning Commission as to a use permitted under ARTICLE IV, Section 1601(C)(1), shall constitute nothing more than a recommendation, and the County Commission shall determine the appropriate action to be taken upon the request for a Conditional Permit.

(b) In order that the Planning Commission may evaluate the effect on adjacent property and on the community at large, the applicant for a Conditional Permit to operate a garbage collection service or demolition dump in the M-2 Wholesale & Light Industry District shall submit to the Chattanooga-Hamilton County Regional Planning Commission staff information which shall include, but not be limited to, the following:

(1) A site plan which shows the following:

(i) Location of the site on an arterial or major street.

(ii) Location of driveways entering the site.

(iii) Location (to scale) of accessory structure(s) on site.

(iv) Delineation of all parking areas and spaces (refuse collection trucks and automobiles).

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(v) Location of concrete washing pad, center of pad must be 500 feet from any residential structure

(NOT APPLICABLE TO DEMOLITION DUMPS).

(vi) Location of solid waste containers storage area (dumpsters, etc.)

(NOT APPLICABLE TO DEMOLITION DUMPS).

(vii) Location of septic tank and field lines for wash down (NOT APPLICABLE TO DEMOLITION DUMPS).

(viii) Screening and buffering (see Section 1604).

(2) Letter from the Hamilton County Health Department indicating approval of site with regard to the septic system, water supply, drainage characteristics of the site and general site suitability.

(3) Copy of a valid Hamilton County business license or proof that a license has been applied for. (NOT NECESSARILY APPLICABLE TO DEMOLITION DUMPS)

(c) Accessory Uses Permitted

(1) Repair facility for vehicles.

(2) Storage of solid waste containers (dumpsters, etc).

(3) Business office.

(4) Solid waste compactor.

(2) Commercial radio, television, telephone and microwave towers may be issued a Conditional Permit by the Hamilton County Board of Commissioners after recommendation by the Chattanooga-Hamilton County Regional Planning Commission, subject to the provisions of [ARTICLE VII, Section 107\(S\)](#).

[Res. No. 598-67 (5/20/98)]

1602. Area Regulations

A. Minimum Lot Area and Frontage

The only minimum lot area requirement is 25,000 square feet for single-family lots on individual

wells and septic tanks and 7,500 square feet for single-family lots on sanitary sewers and 9,500

square feet for duplexes on sanitary sewers. In all other instances, a residential lot shall be

large enough to construct the original subsurface sewage disposal system as required by the

Health Department and to provide an area for 100% duplication of that system. The area(s) for

both original and duplicate systems shall meet the provision of the State Rules and Regulations

to Govern Subsurface Sewage Disposal. The Health Department may limit the number of

bedrooms and whirlpool tubs on the basis of effective capacity of the proposed sewage disposal

facilities. Maximum allowable density for multi-family residential uses, shall be determined by

the Health Department, except where sanitary sewers are used, the maximum density shall be

7,500 square feet for the first unit and 2,000 square feet for each additional unit.

Minimum lot

frontage shall be 60 feet on sewers and 75 feet on septic tanks.

[Res. No. 479-6 (4/4/79)]

[Res. No. 1187-23 (11/18/87)]

[Res. No. 1187-24 (11/18/87)]

[Res. No. 1298-26 (12/16/98)]

B. Front Yard

There shall a front yard of a minimum depth of twenty-five (25) feet.

C. Side Yard

There shall be, on each side of each lot, a side yard of a minimum width of ten (10) feet plus five

(5) feet for each ten (10) feet or fraction thereof of building height over twenty (20) feet.

D. Rear Yard

There shall be on each lot a rear yard of a minimum depth of ten (10) feet plus five (5) feet for

each ten (10) feet or fraction thereof of building height over twenty (20) feet.

E. Distance Between Buildings

No main building shall be closer than fifteen (15) feet to any other main building, and no dwelling shall be closer than twenty-five (25) feet to any other dwelling or main building on the same lot.

1603. Building Height Limit

None

1604. Screening Requirements

The uses permitted in 1601(A)(3), garbage collection service and demolition dumps shall be

screened on all lot lines abutting property zoned A-1 Agricultural District, R-2 Urban Residential

District, R-2A Rural Residential District, R-1 Single-Family Residential District, R-3 Apartment-Townhouse District, R-3 MD Moderate Density Apartment-Townhouse District, R-5

Single-wide Manufactured Home District, MH Mobile Home Park District, and C-1 Tourist Court

& Motel Commercial District. One of the following screening methods may be used:

A. A greenbelt planting strip, not less than fifteen (15) feet in width. Such greenbelt shall be

composed of at least:

(1) One row of deciduous and evergreen trees, spaced not more than fifteen (15) feet apart, at least eight (8) feet tall, and with a minimum trunk diameter of one and one-half (1 ½) inches at planting, and

(2) One row of shrubs, with a ratio of two deciduous to one evergreen shrub, spaced an average of five (5) feet apart. Such shrubs shall be a minimum of thirty (30) inches in height at planting and expected to grow to a height of eight (8) feet in 3 or 4 full growing seasons.

B. Natural vegetation can be retained if it meets the intent of this section, or supplemented

to meet the intent of this section.

C. A sight obscuring screen (either solid or veil block, or some form of fence that is at least

50% opaque and at least six (6) feet high).