

CITY OF CHATTANOOGA – C-2 ZONING REGULATIONS

DIVISION 13. - C-2 CONVENIENCE COMMERCIAL ZONE

Sec. 38-181. - Intent.

It is the intent of the C-2 Convenience Commercial Zone to promote, where need exists, the clustering and development of businesses, offices, and service facilities to serve the demand for goods and services generated both by area residents and by transients traveling to or from other neighborhoods or places of employment.

(Code 1995, App. B, Art. V, § 601)

Sec. 38-182. - Location.

C-2 Convenience Commercial Zones shall be located so as to primarily serve traffic on arterial or collector streets (see definition "Functional Classification of Streets"), and all businesses developed within such zones shall be situated on site so as to offer convenient ingress and egress to such streets.

(Code 1995, App. B, Art. V, § 602)

Sec. 38-183. - Principal uses permitted.

The following principal uses and structures may be permitted in any C-2 Convenience Commercial Zone:

- (1) Retail Sales and Service Establishments
- (2) Bakeries, delicatessens, meat and fish markets whose products are sold only at retail and on the premises,
- (3) Banks, savings and loan institutions, finance companies and credit unions
- (4) Bowling alleys, billiard rooms, theaters, or other indoor amusement establishments,
- (5) Vehicular repair facilities, washes, new and used dealerships and repair facilities, provided that the area being used for outside storage of any vehicles must be screened by a sight-obscuring fence a minimum of eight (8) feet high. This does not include sales display areas at automobile dealerships.
- (6) Office buildings,
- (7) Restaurants and other establishments serving prepared food and beverages,
- (8) Hospitals,
- (9) Commercial signs and billboards,
- (10) Schools, churches, and other public and semi-public buildings,
- (11) Provided that not more than five (5) persons are employed therein, the following uses may be permitted:
 - Plumbing shops
 - Electrical shops
 - Radio and TV shops
 - Appliance repair shops
 - Small print shops

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—Photocopying services

—Similar workshop type uses

- (12) In general, all stores, shops, or services similar in character, type and effect to the above unless otherwise controlled or provided by law.
- (13) Dwellings, excluding factory manufactured homes constructed as a single self-contained unit and mounted on a single chassis
- (14) Wholesaling with accessory warehousing and related office space provided that said use shall not exceed five thousand (5,000) square feet in total usable floor area.
- (15) Motels and Hotels
- (16) Furniture and Appliance Sales
- (17) Mini-warehouses, provided that said use does not allow outdoor storage, subject to provision of a natural sign obscuring, landscaped screen on all sides, including in the front, in accordance with the planting standards of Article V, Section 38-333(7)(a) of the Chattanooga Zoning Ordinance, except where a property line abuts an M-1, M-2 or M-3 zone.
- (18) Catering Service.

(Code 1995, App. B, Art. V, § 603; Ord. No. 10205, 04-18-95; [Ord. No. 13361, § 4, 8-21-18](#).)

Sec. 38-184. - Uses permitted as special exceptions by the board of appeals.

The following uses and structures with their customary accessory buildings may be permitted as special exceptions by the Board of Appeals, subject to the requirements and restrictions as specified in Article VIII:

- (1) Funeral homes, mortuaries, and undertaking establishments (and including cremation/crematory, when used in conjunction with such establishments),
- (2) Companion Animal Hospitals, veterinary offices, and Pet Funeral Homes, including companion animal cremation/crematory when used in conjunction with any of those facilities,
- (3) Open-air markets,
- (4) Miniature golf courses and similar outdoor amusement facilities,
- (5) Adult-oriented establishments,
- (6) Day care centers,
- (7) Kennel, animal day care facility, animal grooming service, and similar uses for small, domestic animals,
- (8) All Telecommunications Facilities:
The Board of Appeals for Variances and Special Permits may issue a Special Permit for all Telecommunications Facilities under the terms specified in Article VIII.
- (9) Travel Trailer Camps and other camping facilities subject to the requirements and restrictions specified in Article VIII, Section 38-568(15).
- (10) Display and Sale of Manufactured Homes under the terms specified in Article VIII, Section 38-568.

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(Code 1995, App. B, Art. V, § 604; Ord. No. 10326, 11-14-95; Ord. No. 11253, 3-19-02; Ord. No. 12241, § 2, 5-19-09; Ord. No. 12717, § 4, 4-23-13; Ord. No. [13061](#), § 2, 5-17-16; [Ord. No. 13205, § 2, 7-18-17](#).)

Sec. 38-185. - Uses permitted as special exceptions by the city council.

- (1) The following uses may be permitted as special exceptions by the City Council as authorized by Tennessee Code Annotated, 57-3-208 and Chattanooga City Code, Part II, Sections 5-101 through 5-126:
 - (a) Liquor stores;
 - (b) Wineries, including vineyards, processing, bottling and sales facilities; and
 - (c) Alcohol Distillery, Small to the C-2 Convenience Commercial Zone.
- (2) Non-Profit Heritage Educational Facility under the terms specified in Article VI, Section 38-525.
- (3) Late Night Entertainment/Event Facility and/or Nightclub or similar uses under the terms specified in Article VI, Section 38-527. (See Article II, Section 38-2 for definition of a Late Night Entertainment/Event Facility and/or Nightclub).
- (4) Alternative Financial Services.
- (5) Contractor's business.

(Code 1995, App. B, Art. V, § 605; Ord. No. 12232, § 1, 4-21-09; Ord. No. 12280, § 2, 8-25-09; Ord. No. 12529, § 2, 7-19-11; Ord. No. 12816, § 2, 3-25-14; [Ord. No. 12911, § 2, 2-17-15](#); [Ord. No. 13447, § 2, 3-19-19](#).)

Sec. 38-186. - Permitted accessory uses and structures.

The following accessory uses and structures may be permitted in any approved C-2 Convenience Commercial Zone:

- (1) Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, as stated and restricted above, and which do not involve operations or structures not in keeping with the intent of this section or with the character of the zone, or likely (as constructed, operated, or maintained) to have an adverse effect on the character of areas surrounding the zone.

(Code 1995, App. B, Art. V, § 606)

Sec. 38-187. - Prohibited uses and structures.

The following prohibitions and screening requirements apply to all uses except for Contractor's business which are regulated by special permit under Section 38-531.

- (1) In general, any uses or structures not of a nature permitted under "Principal Uses Permitted" and "Permitted Accessory Uses and Structures" or any use or structure that is otherwise found to be not in keeping with the stated intent of these zoning regulations is prohibited within the C-2 Convenience Commercial Zone.
- (2) Any outdoor storage of equipment or merchandise shall be limited to twenty (20%) percent of the lot square footage, excluding the area where buildings are located; such area shall be contained by fence, a minimum of six (6) feet high, and shall not encroach upon the required parking area. Additional parking requirements shall be required for the outdoor use.

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(Building/Structure Base square footage and outdoor use = Total square footage for Parking Requirement.)

- (3) In the case of commercial nurseries, commercial greenhouses, and garden centers, outdoor storage shall be permitted and screened by a sight obscuring fence, a minimum of six (6) feet high. Parking shall be subject to the requirements of the Traffic Engineer.

(Code 1995, App. B, Art. V, § 607; Ord. No. 12253, § 2, 6-16-09; [Ord. No. 13447, § 3, 3-19-19](#))

Sec. 38-188. - Minimum yard and landscaping requirements; maintenance of visibility at access points; relations of yards to turnout and merging lanes.

- (1) Yards with a minimum depth of twenty-five (25) feet shall be provided along any public street or right-of-way.

Side yards with a minimum width of ten (10) feet and rear yards of not less than twenty-five (25) feet depth shall be required where permitted use adjoins any Residential Zone.

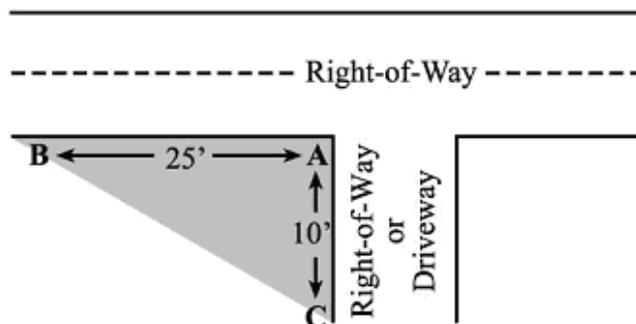
- (2) The minimum lot area for dwellings shall be seven thousand five hundred (7,500) square feet, plus two-thousand (2,000) square feet for each dwelling unit over one (1). This minimum lot area shall be in addition to the area required for the commercial use and its parking and loading area.
- (3) Other than as provided above, no other front, rear, or side yards are required, but where buildings are separated, the distance between them shall be at least ten (10) feet.
- (4) No structure, landscaping, fences, terraces, or other natural or artificial features adjacent to any street shall be of a nature impairing visibility from or of approaching vehicular traffic where such visibility is important to safety, nor shall such features in any way create potential hazards to pedestrians. In particular, at vehicular entrances and exits, no off-street parking, landscaping, or other material impediment to visibility between the heights of three (3) feet and eight (8) feet shall be permitted within a triangular area bounded by imaginary lines connecting three (3) points as described and illustrated below:

Point A At the intersection of any public right-of-way with another right-of-way, either public or private drive, the point of intersection nearest approaching traffic.

Point B Beginning at Point A, proceeding along the boundary line of the public right-of-way toward the direction of oncoming traffic for a distance of twenty-five (25) feet to a second point: Point B.

Point C Beginning at Point A, proceeding along a line perpendicular to the public right-of-way and generally along the edge of the private driveway (or public right-of-way) toward the interior of the lot for a distance of ten (10) feet to a third point: Point C.

Example:



- (5) Along major public streets, turn-out lanes, and merging lanes may be required to be constructed on the lot, with length and width as appropriate to the flow of traffic, and traffic separation devices may

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be required at such entrances and exits and along such merging lanes. Whether required by the Traffic Engineer or provided voluntarily, such turn-out and merging lanes may be included as part of the required setback adjacent to the public collector or arterial street. Any disagreement regarding requirements for turn-out and merging lanes may be appealed to the Board of Appeals.

(Code 1995, App. B, Art. V, § 608)

Sec. 38-189. - Maximum height of structure.

No building or structure except radio, television, telephone and microwave towers (See Article VIII, Section 38-568) shall exceed two and one-half (2½) stories or thirty-five (35) feet in height, except that a building or structure may exceed these height requirements provided that for every one (1) foot of additional height over thirty-five (35) feet the building or structures shall be set back one (1) additional foot from all property lines. All Telecommunications Facilities shall be subject to the setback requirements set forth in Article VIII.

(Code 1995, App. B, Art. V, § 609; Ord. No. 11253, 3-19-02; Ord. No. 11459, § 2, 9-16-03; [Ord. No. 13205, § 2, 7-18-17](#))

Cross reference— Off-street parking requirements, see Article V, Section 38-471, *et seq.*

Secs. 38-190—38-200. - Reserved.