

CHAPTER 7 | COMMERCIAL DISTRICTS

- 7.1 | COMMERCIAL DISTRICTS PURPOSE
- 7.2 | PERMITTED AND CONDITIONAL USES
- 7.3 | INTERPRETATION OF UNLISTED USES
- 7.4 | LOT AND BUILDING BULK REGULATIONS
- 7.5 | GENERAL STANDARDS OF APPLICABILITY

7.1 COMMERCIAL DISTRICTS PURPOSE

7.1.1 | NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial District (NC) coincides with the “Suburban Center”, “Waterfront Living,” and “Mixed-Use Neighborhood” character areas in Chapter 3 of the Hendersonville Land Use and Transportation Plan, as well as the “Residential Preservation” character area in the Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate the recurring household needs and personal service requirements of nearby residential areas. This includes convenience retail and service establishments. These districts would typically be located at major intersections and would be well screened from neighboring homes and would conform architecturally to those homes.

7.1.2 | OFFICE

The Office District (O) coincides with portions of the “Employment Center, Suburban Center, and Regional Activity Center” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan as well as the “Dockside and Dockside Lakefront Focus Area”, “Community Retail”, “Retail Corridor”, and “Free Hill Focus Area” character areas in the Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate low intensity uses that provide daytime jobs and employment including professional offices, general business services, office parks, hospital, and medical clinics. Uses that support and serve these uses are also encouraged to locate in these districts.

7.1.3 | MIXED COMMERCIAL

The Mixed Commercial District (MXC) coincides with the “Regional Activity Center and Suburban Center” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan, as well as the “Dockside and Dockside Lakefront Focus Area”, “Community Retail”, “Retail Corridor”, “Destination Recreational Opportunity Site”, and “Free Hill Focus Area” character areas in the Westlake at Hendersonville Land Use and Framework Plan and is

intended to accommodate a wide variety of uses including retail and office, as well as residential. This district is intended to accommodate large scale developments that are generally located near major transportation corridors and draw people from outside the city for shopping and employment. This district is permitted only with a Planned Development overlay Plan as per [Chapter 8](#) (Planned Development Districts).

7.1.4 | GENERAL COMMERCIAL

The General Commercial District (GC) coincides with the “Suburban Center” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan as well as the “Dockside and Dockside Lakefront Focus Area”, “Community Retail”, “Retail Corridor”, and “Free Hill Focus Area” character areas in the Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate professional office uses, retail uses, restaurants, hotels, and other general commercial uses. Complimentary institutional uses are also allowed.

7.1.5 | HEAVY COMMERCIAL

The Heavy Commercial District (HC) coincides with the “Suburban Center” and portions of the “Employment Center” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to provide appropriate locations for specialized general commercial uses, including contractor storage yards and a variety of business services, which are oriented toward supporting other retail goods and personal service establishments, and not necessarily focused upon the shopping public. Areas within this district should have direct access to major streets and be generally situated in locations removed or buffered from residential uses.

7.1.6 | INDUSTRIAL

The Industrial District (I) coincides with portions of the “Employment Center” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan, as well as the “Industrial Flex” character area in the Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate manufacturing, warehouse and distribution, and other employment-creating economic activities.

7.1. 7 | MIXED RESIDENTIAL

The Mixed Residential District (MXR) coincides with the “Mixed-Use Neighborhood” character area in Chapter 3 of the Hendersonville Land Use and Transportation Plan and is intended to accommodate developments that are master planned to include a variety of residential dwelling types along with commercial uses that serve the neighborhood. Complimentary institutional uses are also allowed. The uses in these districts should integrated in such a way

that all types of uses work together to create a cohesive development. This district is permitted only with a Planned Development overlay as per [Chapter 8](#) (Planned Development Districts).

DN

7.1.8 | DOCKSIDE NEIGHBORHOOD

The Dockside Neighborhood District (DN) coincides with the “Mixed-Use Neighborhood” character area in the Westlake at Hendersonville Land Use and Framework Plan and is intended to accommodate low to medium intensity uses that provide a mix of uses, including offices, limited services, and single-family residential housing. This includes professional offices, general business services, office parks, hospitals and medical clinics, 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 three 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. A “P” indicates that a use is permitted within that district. 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). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that 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 "P" = PERMITTED // "C" = CONDITIONAL	MXR ²	NC	O	MXC ²	GC ^{20,21,22}	OTC	HC	DN ²³	I	USE STANDARDS
RESIDENTIAL USES										
Accessory Dwelling (Detached)	C									
Assisted Living Facility	P	C	C	P	P	C	C			10.3.1
Bed and Breakfast	C ⁷			P		C ¹⁶	C ¹⁶	C ¹⁶		
Community Residence, Large (More than 8 persons)										
Community Residence, Small (8 or less persons)	C							C		
Dwelling, Manufactured										
Dwelling, Multi-Family	P ²			P		P ³				
Dwelling, Single-Family	P			P		P ³		P		
Dwelling, Townhome	P			P						
Home for the Aged	C									
Independent Living Facility	P	P	P	C	P	C	C			10.3.1
Nursing Home	P	P	P	C	P	C	C			10.3.1
GOVERNMENT & EDUCATIONAL FACILITIES										
Educational Facility, Primary /Secondary	P		C	P	C	C	C	C	C	
Educational Facility, College / University	P		P	P	P	C	C	C	P	
Educational Facility, Vocational School	C		P	P	P	C	C	C	C	
Government Facility & Offices	P	P	P	P	P	P	P	P	P	
Public Safety Facility	P	P	P	P	P	P	P	P	P	
Public Works Facility & Utility	P	P	P	P	P	P	P	P	P	
RELIGIOUS USES										
Place of Worship	P	C	C	P	P	P	P	P	C	

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES										
USE TYPES ¹	MXR ²	NC	O	OIC	MXC ²	GC ^{20,21,22}	HC	DN ²³	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL										
ENTERTAINMENT USES										
Art Gallery	P	P		P	P	P		P		
Community Garden	P				P			P		
Cultural Facility	P	P		P	P	P		P		
Fire Range, Indoor					C	P	P		C	
Fire Range, Outdoor										
Golf Course	P									
Health / Fitness Center	P	P	P	P	P	P		P		
Indoor Entertainment Facility	C	C		C	P	P		P		10.3.5
Indoor Recreation Facility	C	C		P	P	P	C	P	C	10.3.5
Live Entertainment	P			P	P	P		C		
Marina	C	C		C	C					
Outdoor Entertainment Facility				C	C			C		10.3.5
Outdoor Recreation Facility	C	C		C	P			C		10.3.5
Race Tracks					C	C				
Recreational Training School	P	P	C	P	P	P	C	P	C	
Social Club or Lodge	C	C	C	P	P	C		C		10.3.13
OFFICE USES										
Call Center	P ⁴	P ⁴	P	P	P	P	P			
Office	P ⁴	P ⁴	P	P ⁴	P	P	P	P	P	
RETAIL USES										
Brewery Tap Room and Retail Sales ¹⁵		C ¹³		C	C	P	P	P	P	
Motor Vehicle Dealership					P ⁵	P ⁶	P ⁶			10.3.8
Retail Goods Establishment	P ⁴	P ⁴	P ⁷	P ⁴	P	P		P		
SERVICE USES										
Animal Hospital	P	C		P	P	P	P	P		
Banquet Hall			P	P	P	P		C		
Car Wash		C		-	C	P	P			
Caterer	P	P		P	P	P	P	P		
Day Care Center, Adult or Child	C	P	P	P	P	P	C	C	C	10.3.3
Day Care Home, Adult or Child	C				C					
Equipment Repair		C		C	C	P	P			
Financial Institution	P	P	P	P	P	P		P		
Funeral Home		C		P	P	P		P		
General Business Services	P ⁴	P ⁴	P	P	P	P	P	P		
Helistop			C	C	C	C	C	C	P	
Hospital			C	C	C	P	C	C		
Hotel / Motel			P	P	P					
Kennel				C		P	P	C		10.3.6

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES										
USE TYPES ¹	MXR ²	NC	O	OTC	MXC ²	GC	HC	DN	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL										
SERVICE USES										
Medical / Dental Clinic	P ⁴	P ⁴	P	P	P	P		P		
Medical / Dental Laboratory			C	P	P	P	P	P	P	
Medical Rehabilitation Facility, Residential	P	P	P	P	P	P		P		
Meeting / Event Center	C		P	P	P	P		P		
Motor Vehicle Rental Establishment				P	C	P	P	P		
Motor Vehicle Service Station / Fuel Center	C	C			C	P	P	P		10.3.7
Motor Vehicle Service & Repair, Major						C	P	C	C	10.3.10
Motor Vehicle Service & Repair, Minor					C	P	P	P		10.3.10
Parking Lot (Principal Use)			P	P	P	P	P	P	P	
Parking Structure (Principal Use)			P	P	P	P	P	P	P	
Payday / Title Loan Agency						C	P	C		
Personal Services Establishment	P ⁴	P ⁴	P	P ⁴	P	P		P		
Printing Shop			P ⁷	P ⁴		P ⁸	P ⁹	P ⁸	P	
Research and Development Facility			P	P	P	P	P	P	P	
Restaurant, Full Service & Carry Out	C	P ¹³	P ^{7,13}	P	P	P		P		
Restaurant, Quick Service					C	P		P		
Taxidermy				P	P	P	P	P		
Utility, Private	P	P	P	P	P	P	P	P	P	
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	P	
Machine Shop							P		P	
Motor Vehicle Operations Facility				C	C	P	P	P		10.3.9
Reupholstery / Custom Home Textiles				P ⁴		P ⁴	P	P ⁴		
Self-Service Storage Facility						C	P	C	P	
Welding Shop						C	P	C	P	
INDUSTRIAL USES										
Concrete or Asphalt Plant							C		C	
Manufacturing, Heavy									C	
Manufacturing, Light						C ⁴	P ⁸	C ⁴	P	
Reclamation Facility									C	
Scrap Operations									C	10.3.14
Sign Manufacturing / Fabricating						P	P	P	P	
Trucking Company / Terminal						C ¹¹	P	C ¹¹	P	
Warehouse / Distribution						C ⁸	P ^{9,12}	C ⁸	P ¹²	

TABLE 5 COMMERCIAL DISTRICTS PERMITTED AND CONDITIONAL USES										
USE TYPES ¹	MXR ²	NC	O	OTC	MXC ²	GC ^{20,21,22}	HC	DN ²³	I	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL										
OTHER USES										
Adult-Oriented Establishment							C			10.3.11
Cemetery & Mausoleum				C					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				C		C	C	C	P	10.3.12
Recycling Drop-Off Center						C	P		P	10.3.15
Riding Stable										
Solar Farm, Wind Turbine Farm, Simular ¹⁴							C		C	
Vacation Rental ¹⁹				P ¹⁸		P ¹⁸		P ¹⁸		
Wireless Telecommunications Tower				C		C	C	C	P	10.3.14

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. Dwellings are only permitted above commercial and other permitted non-residential uses.
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 10.4.14](#). 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 10.4.22](#) (Solar Panels) for solar panels allowed as an accessory use.
15. See Ordinance 2014-20 for restrictions.
16. Maximum of five bedrooms.