

ARTICLE XVII. C-2 GENERAL COMMERCIAL DISTRICT

A. Statement of Intent

This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and service facilities serving a larger community trade area.

Section 1. Principal Permitted Uses

- A. Any use permitted and as regulated in the C-1, Neighborhood Commercial District, except as hereinafter modified.
- B. Automobile, truck, trailer, farm implement, boat sales, and marine supply establishments for display, hire, sales, and repair, including sales lots;
 - 1. Provided all operations, other than display and sales, shall be conducted within a completely enclosed building; and
 - 2. Buildings used for repair work shall be not less than one hundred (100) feet from any R District.
- C. Banks and finance companies, including drive-in type, department, and variety stores, specialty shops, discount stores, and studios, including commercial broadcasting schools.
- D. Bar, restaurant, cocktail lounge, liquor store, billiard parlor, pool hall, bowling alley, and similar enterprises, provided that:
 - 1. Such use is conducted within a completely enclosed building(s); and
 - 2. Such building(s) shall not be less than two hundred (200) feet from any R District.
- E. Camper or travel trailer parks;
 - 1. Subject to the provisions of Article IV, Section 5 Travel Trailer Parks; and
 - 2. Provided any trailer or camper is distant at least one hundred (100) feet from any R District.
- F. Drive-in eating and drinking establishments, summer gardens, and road houses, including entertaining and dancing;
 - 1. Provided the principal building is distant at least two hundred (200) feet from any R District.
- G. One (1) or more mobile food establishments;
 - 1. Provided any mobile food truck or trailer is distant at least one hundred (100) feet from any R District.
- H. Indoor theaters.
- I. Self-service laundry and dry cleaning shops, interior decorating and paper hanging shops.
- I. Hotels and motels, subject to the provisions of Article IV Special Provisions.
- J. Carpenter shops, electrical, plumbing, and heating shops, printing, publishing, or lithographing shops, funeral home or mortuary, furniture upholstery;
 - 1. Provided that any use shall be conducted within a completely enclosed building; and
 - 2. Shall be a distance of one hundred (100) feet of any R District.
- K. Pet shop, animal hospital, veterinary clinic, or kennel,;
 - 1. Provided any structure or premises used for such purposes shall be distant at least fifty (50) feet from any R District; and

2. Provided further that all animals shall be kept indoors.
- L. Skating rinks, dance halls, arcades, sheet metal and sign painting shops, bakery, laundry, and commercial greenhouses;
1. But not within one hundred (100) feet of an R District.
- M. Bottling of soft drinks and milk or distribution stations;
1. Providing a building used for such processing and distribution shall be at least one hundred (100) feet from an R District.
- N. The following uses:
1. When conducted wholly within a completely enclosed building; or
 2. When conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence, not less than six (6) feet high.
 3. In any circumstance, such use may not take place within two hundred (200) feet of any R District or one hundred (100) feet of any dwelling unit.
 - a. Building material sales yard, not including concrete mixing.
 - b. Contractor's equipment storage yard or plant or storage and rental of equipment commonly used by contractors.
 - c. Trucking and motor freight station or terminal.
 - d. Warehousing and storage.
 - e. Retail lumber yard, including mill work only when incidental.
 - f. Storage and sale of grain, livestock feed, or fuel; provided dust is effectively controlled during all operations.
 - g. Carting, express, or hauling establishments, including storage of vehicles.
 - h. Stone or monument works not employing power-driven tools; or if employing such tools, then only within a completely enclosed building.
 - i. The storage of no more than five (5) vehicles involved in a wrecking or towing business.
- O. Any other use which is determined by the County Commission to be of the same general character as the above permitted uses, but not including any use which is first permitted in the M-1 District.
- P. Adult entertainment establishments and uses as regulated in Article IV, Section 34 Adult Entertainment Establishments.

Section 2. Accessory Uses

- A. Exterior, directional, and other such signs incidental to the permitted use, provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.
- B. Any other accessory use or structure, not otherwise prohibited, customarily accessory and incidental to principal permitted use.

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Drive-in theaters, commercial baseball fields, swimming pools, golf driving ranges, livery stables, and riding academies, amusement parks, massage parlors, health care, night clubs, or recreational uses including water slides, race tracks, or similar uses, or companionship services.
- B. A single dwelling unit with the following conditions:
 - 1. The residence is occupied by the owner and operator or full-time employee of the principal permitted use; and
 - 2. The structures, if separate, must remain on the same property and may **not** be subdivided independent of each other.
- C. Requirements and limitations regarding Conditional Use Permits shall be based on the following conditions:
 - 1. Size of the structure, amount of traffic generated, and number of employees associated with the use;
 - 2. Impact of the use on the character of the surrounding neighborhood;
 - 3. Impact of the use on the surrounding natural environment;
 - 4. Operating hours of proposed use; and
 - 5. Any other conditions deemed necessary by the Board (of Zoning Adjustment).

Section 4. Use Limitations

- A. No use shall be allowed that is not connected to public sewer except on properties where both of the following conditions are present:
 - 1. The property was zoned C-2, General Commercial District, prior to the creation and adoption of the C-3, Light (Rural) Commercial District on August 3, 1993.
 - 2. Limitations are present, as defined by current building code, to where a connection is unable to be made to a public sewer system.

Uses on these properties will be limited to a maximum total calculated daily wastewater flow of one thousand five hundred (1,500) gallons per day.
- B. No use shall be allowed that is not connected to a public water supply.
- C. No construction of any type of dwelling unit shall be allowed as a principal permitted use.
 - 1. However, any dwelling unit legally existing in the C-2 District at the time of adoption of the Regulations, or any amendment thereto, shall not be classified as a non-conforming use.
 - 2. The prohibition above shall not apply to dwelling units that are part of an approved camper or travel trailer park.

Section 5. Bulk and Intensity of Use Restrictions

- A. Maximum Structure Height: In accordance with Article IV, Section 18 Height Limits.
 - 1. Principle building: Forty-five (45) feet
 - 2. Accessory building: Twenty-five (25) feet
- B. Minimum Yard Requirements:
 - 1. Front yard: Fifty (50) feet.
 - 2. Side yard: None, unless adjacent to a more restrictive district; then twenty-five (25) feet.
 - 3. Rear yard: Ten (10) feet, unless adjacent to a more restrictive district; then twenty-five (25) feet.
 - 4. Lots without public water and sewer must have one hundred (100) feet of road frontage.
 - 5. Maximum structural coverage of lot (including accessory buildings): Forty-five (45) percent.

	Minimum lot width	Front yard setback	Side yard(s)	Rear yard	Maximum lot coverage (All structures)
Structure(s) on public sewer and public water		50 ft.	None unless adjacent to more restrictive district, then 25 ft.	10 ft. unless adjacent to more restrictive district, then 25 ft.	45 percent
Structure(s) without public sewer and public water	100 ft.	50 ft.	none unless adjacent to more restrictive district, then 25 ft.	10 ft. unless adjacent to more restrictive district, then 25 ft.	

- C. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below.

<u>Street Classification</u>	<u>Required Setback from Right-of-Way Center Line</u>
Freeway	150 feet plus required yard setback
Expressway	65 feet plus required yard setback
Primary arterial	55 feet plus required yard setback
Secondary arterial	40 feet plus required yard setback
Major collector	35 feet plus required yard setback
Residential collector	25 feet plus required yard setback
Commercial/Industrial Local	30 feet plus required yard setback
Residential local	25 feet plus required yard setback
Highway access road	20 feet plus required yard setback

Section 6. Open Space Requirements

- A. Minimum Open Space
 - 1. Not less than thirty (30) percent of the total lot area shall be devoted to open space;
 - a. Including required yards and bufferyards.
 - 2. Open space shall not include areas covered by:
 - a. Structures;
 - b. Parking areas;
 - c. Driveways; or
 - d. Internal streets.
- B. Maximum Impervious Surface
 - 1. The combined area occupied by all:
 - a. Permitted and accessory structures;
 - b. Paved parking areas; and
 - c. Any other surfaces which reduce and prevent absorption.
 - 2. Shall not exceed seventy (70) percent of the total area.

Section 7. Design Requirements

- A. A site plan, showing the overall concept of the proposed use must be submitted and approved by the Planning Department. At a minimum, the site plan should include the following:
 - 1. A legal description or a survey done by a Registered Land Surveyor;
 - 2. All dimensions of proposed building, accessory uses, drives, and parking areas; and
 - 3. The surrounding land uses and zoning classification.
- B. A landscaping plan, meeting all requirements in effect in these Regulations at the time of application for permits.
- C. Refuse disposal areas shall be landscaped and screened in accordance to landscape plans.
- D. Mechanical and electrical equipment, including air conditioning units, shall be designed, installed, and operated to minimize noise impact on surrounding property.
 - 1. All such equipment shall be screened from public view.
- E. Lighting shall be designed to reflect away from adjacent residential areas.