

ARTICLE IX

C-2 GENERAL COMMERCIAL DISTRICT

900 PURPOSE

The purpose of this District is to provide opportunities for commercial development which meets the general needs of the population within the market area for shopping and services and which allows for an integrated shopping center on one (1) or more larger sites which have access to the regional highway network.

901 AUTHORIZED USES

In the C-2, General Commercial, District, only the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- (a) Bakery
- (b) Business Services
- (c) Business or Professional Offices
- (d) Candy or Ice Cream Store
- (e) Commercial School
- (f) Contracting Business
- (g) Convenience Store
- (h) Custom Crafting, including, inter alia, on-site woodwork and assembly with mail order service and retail with storage
- (i) Day Care Center
- (j) Delicatessen
- (k) Financial Institutions
- (l) Garden Nursery
- (m) Health Club
- (n) Indoor Amusement
- (o) Laundry or Dry Cleaning Establishment
- (p) Motel/Hotel
- (q) Personal Services
- (r) Pet Grooming
- (s) Pharmacy
- (t) Repair Shop
- (u) Restaurant
- (v) Retail Sales
- (w) Tavern
- (x) Vehicle Accessory Sales and Installation
- (y) Essential Services

2. Accessory Uses

- (a) Signs, subject to Article XVIII
- (b) Offstreet Parking and Loading, subject to Article XVII

A. PERMITTED USES (Continued)

2. Accessory Uses

- (c) Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.**
- (d) Fences, subject to §1603**
- (e) Home Office or Home Occupation in a Dwelling which is a Nonconforming Use**
- (f) Drive-through Facilities, subject to §1606**
- (g) Temporary Construction Trailer, Model Home or Sales Office, subject to §1607**

B. CONDITIONAL USES

1. Principal Uses

- (a) Billboards, subject to §1503.4**
- (b) Commercial Recreation, subject to §1503.9**
- (c) Hospital, Clinic or Nursing Home, subject to §1503.16**
- (d) Private Club, subject to §1503.23**
- (e) Public Utility Installation, subject to §1503.26**
- (f) Mini-Warehouses or Self-Storage Buildings, subject to §1503.19**

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- (a) Animal Hospital, subject to §1503.2**
- (b) Apartment Above Office or Retail, subject to §1503.3**
- (c) Car Wash, subject to §1503.5**
- (d) Funeral Home, subject to §1503.14**
- (e) Public Parking Lot or Garage, subject to §1503.24**
- (f) Service Station, Automobile, subject to §1503.29**
- (g) Shopping Center, subject to §1503.30**
- (h) Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1503.33**
- (i) Vehicle Rental, Sales and Service, subject to §1503.35**
- (j) Vehicle Repair Garage, subject to §1503.36**
- (k) Comparable Uses Not Specifically Listed, subject to §1503.10**

2. Accessory Uses

None

902 AREA AND BULK REGULATIONS

In the C-2, General Commercial, District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XV.

- A. **MINIMUM LOT AREA:** 21,780 square feet
- B. **MINIMUM LOT WIDTH:** 100 feet
- C. **MAXIMUM LOT COVERAGE:** 50%
- D. **MINIMUM FRONT YARD:** 35 feet
- E. **MINIMUM REAR YARD:**
 - All Principal Structures:
 - Adjoining any "R" District: 40 feet
 - All Others: 20 feet
 - Accessory Structures: 10 feet
- F. **MINIMUM SIDE YARD:**
 - All Principal Structures:
 - Adjoining any "R" District: 40 feet
 - All Others: 15 feet
 - Accessory Structures: 15 feet
- G. **SPECIAL YARD REQUIREMENTS:** See Section 1603
- H. **PERMITTED PROJECTIONS INTO REQUIRED YARDS:** See Section 1604
- I. **MAXIMUM HEIGHT:**
 - All Principal Structures: 3 stories and no more than 45 feet
 - All Accessory Structures: 1 story and no more than 15 feet
- J. **HEIGHT EXCEPTIONS:** See Section 1605
- 903 **PARKING AND LOADING** See Article XVII
- 904 **SIGNS** See Article XVIII
- 905 **SCREENING AND LANDSCAPING** See Section 1602
- 906 **STORAGE** See Section 1609