

2.4.9 - C2—General Commercial District.

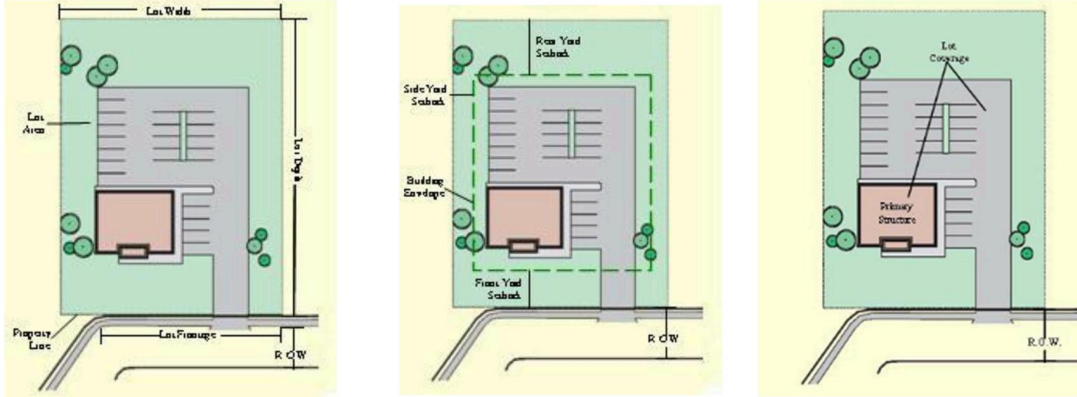
- A. District Intent. The intent of the C-2 District is to provide locations for a wide variety of retail and service uses and wholesale establishments to satisfy the common and frequent needs of residents in large sections of the county and of the traveling public. It is the intent of this district to encourage businesses to be part of planned commercial convenience centers, neighborhood or community shopping centers, and/or developed sections along roads with a classification of minor arterial.
- B. Permitted Uses and Conditional Uses.

<u>Permitted Uses</u>	<u>Permitted Uses Cont.</u>	<u>Conditional Uses</u>
<p><u>Commercial Uses</u></p> <ul style="list-style-type: none"> • Any use permitted in the C1 District • Ambulance service • Automobile broker (no vehicle storage) • Automobile wash/wax centers • Automobile rental and leasing facilities • Automobile service repair stations providing minor repair • Bowling alley, billiard hall, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation • Cigar bars, hookah lounges • Commercial parking garages and lots • Commuter transit, such as bus and train • Dancing schools and other group instruction • Department store • Furniture store • Health services clinic or 	<ul style="list-style-type: none"> • Pet shops • Restaurants, including drive-through establishments • Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage • Sporting field and complexes • Stationery, office supply, and equipment stores • Tattoo shops • Used appliances stores • Vape shops <p><u>Public/Institutional</u></p> <ul style="list-style-type: none"> • Municipal, county, State or Federal buildings • Public school K-12 <p><u>Communications/Utilities</u></p> <ul style="list-style-type: none"> • <i>Wireless telecommunications</i> • <i>Utility substation</i> • <i>Water tower</i> • <i>Radio tower</i> 	<p><u>Commercial Uses</u></p> <ul style="list-style-type: none"> • Automobile gasoline sales • Building and lumber supply establishments, providing that there is not outside storage of materials or equipment • Funeral home, mortuaries, and crematoriums • Greenhouses and nurseries, including landscape service • Mass assembly centers and grounds (see Sections <u>3.2.24</u> and <u>3.1</u>—Use Table) • Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage • Veterinary clinic

hospital

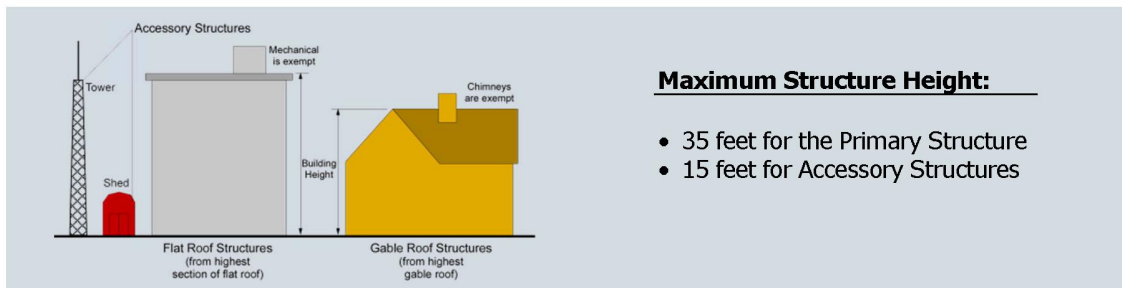
- Pawn shops and second-hand stores, including apparel, music, movies, gaming, and books

C. District Standards.



<u>LOT DIMENSIONS</u>	<u>YARD SETBACKS</u>	<u>OTHER REQUIREMENTS</u>

<p><u>Minimum Lot Area:</u></p> <ul style="list-style-type: none"> • 10,000 square feet <p><u>Minimum Lot Width:</u></p> <ul style="list-style-type: none"> • 100 <p>;ne;</p> <p><u>Maximum Lot Depth:</u></p> <ul style="list-style-type: none"> • None <p><u>Minimum Lot Frontage:</u></p> <ul style="list-style-type: none"> • 100 percent of the lot width 	<p><u>Minimum Front Yard Setback:</u></p> <ul style="list-style-type: none"> • 50 feet <p><u>Minimum Side Yard Setback:</u></p> <ul style="list-style-type: none"> • 10 feet • 30 feet for corner lots <p><u>Minimum Distance Between Buildings:</u></p> <ul style="list-style-type: none"> • 20 feet <p><u>Minimum Rear Yard Setback:</u></p> <ul style="list-style-type: none"> • 20 feet 	<p><u>Maximum Lot Coverage:</u></p> <ul style="list-style-type: none"> • 70 percent
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C3—Heavy Commercial District