

## CHAPTER 9

## COMMERCIAL ZONES

**ARTICLE B. COMMERCIAL ZONE C-2**

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10-9B-1: **PURPOSE:** The C-2 commercial zone is established for the purpose of meeting regional commercial needs. Larger scale and more intensive commercial uses are contemplated and permitted in this zone, with appropriate controls to avoid impacting nearby residential neighborhoods, and providing for the safe ingress and egress from major high speed highways. (Ord., 10-17-1989)

10-9B-2: **PERMITTED USES:**

Business and professional offices.

Fruit and vegetable stands.

Light manufacturing.

Mobile homes in approved mobile home parks.

Motor vehicle service stations, including repair and maintenance services.

Restaurants, sit down and fast food.

Retail and wholesale commercial sales and personal service facilities.

Secondary dwelling.

Sexually oriented businesses as permitted in title 3, chapter 10 of this code.

Small equipment and appliance repairs. (Ord., 10-17-1989; amd. 11-8-2001; Ord. 2007-03, 3-6-2007)

**10-9B-3:       CONDITIONAL USES:**

Automobile, boat and other motorized vehicle dealerships.

Manufacturing.

Mobile home parks.

Motels and hotels.

Multiple-family dwellings (but not one- or two-family dwellings).

Public and quasi-public uses.

Recreational vehicle parks and overnight campgrounds.

Storage and warehousing operations.

Other retail business or service establishments considered by the planning commission to be similar to those listed in this section or in section 10-9B-2 of this article. (Ord., 10-17-1989)

**10-9B-4:       AREA AND FRONTAGE REGULATIONS:**

- A.    Lot Size: No minimum required for nonresidential uses. Minimum residential lot size shall be seven thousand five hundred (7,500) square feet for the first dwelling, and two thousand five hundred (2,500) square feet for each additional unit.
- B.    Lot Width: No minimum required for nonresidential uses. Minimum residential lot width shall be sixty feet (60') for the first dwelling, and

ten feet (10') of additional width for each additional dwelling. (Ord., 10-17-1989)

**10-9B-5: YARD REGULATIONS:**

- A. Front Yard: Minimum front yard setback for all nonresidential buildings shall be fifty feet (50'). Minimum front yard setback for dwellings shall be thirty feet (30').
- B. Side Yard: For nonresidential buildings, none is required; except, where the lot or parcel is adjacent to a residential zone, a minimum side yard of twenty feet (20') shall be required. For dwellings, there shall be a minimum side yard of eight feet (8').
- C. Side Yard, Corner Lots: Minimum side yard for all buildings on corner lots shall be twenty feet (20') on the side adjacent to a street.
- D. Rear Yard: For nonresidential buildings, none is required; except, where the lot or parcel is adjacent to a residential zone, a minimum rear yard of thirty feet (30') shall be required. For dwellings there shall be a minimum rear yard of thirty feet (30').
- E. Accessory Buildings: Setbacks for all accessory buildings shall be the same as those required for main buildings. (Ord., 10-17-1989)

**10-9B-6: HEIGHT REGULATIONS:** No building shall be erected to a height greater than thirty five feet (35'). (Ord., 10-17-1989)

**10-9B-7: PARKING, LOADING AND ACCESS:** See chapter 15 of this title. (Ord., 10-17-1989)

**10-9B-8: SIGNS:** See chapter 16 of this title. (Ord., 10-17-1989)

**10-9B-9: SITE PLAN APPROVAL:** Site plan approval shall be required for all buildings and uses in the C-2 zone, as specified in chapter 13 of this title. (Ord., 10-17-1989)

**10-9B-10: OTHER REQUIREMENTS:**

- A. Landscaping: A minimum of twenty five percent (25%) of the total lot area shall be maintained with suitable landscaping of plants, shrubs, trees, grass or similar landscaping materials. Landscaping plans shall be submitted for review and approval, in accordance with chapter 13 of this title.
- B. Outdoor Storage: Outdoor storage of equipment, merchandise, waste or junk may be permitted by the planning commission after careful review for aesthetics and safety. All outdoor storage shall be entirely enclosed by an opaque fence, wall or hedge at least seven feet (7') in height.
- C. Residential Uses: All proposals for residential buildings in the C-2 zone shall be carefully reviewed by the planning commission under the guidelines established for conditional uses in chapter 12 of this title. Where feasible, residential buildings shall be arranged around the periphery of commercial projects to aid in buffering the commercial use from other, established residential areas. (Ord., 10-17-1989)