

7.01F OFF-STREET LOADING AND UNLOADING REQUIREMENTS

As regulated in Section 9.04.

7.01G ACCESS CONTROL

As regulated in Section 9.01.

7.02 C-2 GENERAL COMMERCIAL DISTRICT

The C-2 General Commercial District is established to provide medium density commercial centers to serve neighborhoods and community vehicular traffic of a non-regional nature. It is intended that such areas have properties with lot sizes, yards, performance and development standards sufficient to ensure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency of activities or customer attractiveness on adjacent lots.

7.02A USES PERMITTED

1. Any use permitted in the C-1 Central Business District.
2. Any retail business or service customarily serving residential neighborhoods.
3. Agricultural implement, sales, service, and repair.
4. Automobile sales, parts, and service.
5. Commercial recreation facilities.
6. Restaurants, grills, drive-ins, fast food establishments.
7. Gasoline service stations provided that all structures, including underground storage tanks, are placed not less than thirty (30) feet from any property line and that such use shall front on a major thoroughfare. Points of access and egress shall be located not less than twenty (20) feet from the intersection of a street right-of-way.
8. Sales and service of boats, mobile homes, and travel trailers.
9. Wholesale and storage businesses including building and material yards.
10. Laundry and dry cleaning establishments.

7.02B USES PERMITTED ON APPEAL

In the C-2 General Commercial District, the following uses and their accessory uses may be permitted subject to review and approval of the Board of Zoning Appeals in accordance with the provisions of Section 12.07.

1. Any use permissible on appeal in the C-1 Central Business District.
2. Veterinarian hospitals and kennels.
3. Multi-family housing and mobile home parks.
4. Truck stops.
5. Medical facilities: convalescent, rest, or nursing home; dental or medical clinic; doctors' office; hospitals; or public health centers.
6. Mortuaries and cemeteries

7.02C USES PROHIBITED

Any non-commercial use not expressly permitted or permitted on appeal and those uses specifically prohibited in the C-1 Central Business District.

7.02D DIMENSIONAL REGULATIONS

The following requirements shall apply to all uses permitted in the C-2 General Commercial District

1. Lot Area:
 - a. For those areas served by a sanitary sewer system, there shall be a minimum lot area of not less than ten thousand (10,000) square feet.
 - b. For those areas not served by a sanitary sewer system, the lot area requirements shall be determined by the planning commission based on recommendations of the Health Department, but in no case shall be less than fifteen thousand (15,000) square feet.
2. Front Yard:

The depth of the front yard shall be fifty (50) feet from any edge of the right-of-way.
3. Side Yard:

The width of any side yard which abuts a residential district shall be not less than twenty-five (25) feet. In all other cases, each side yard shall be not less than fifteen (15) feet.

4. Rear Yard:

Each lot shall have a rear yard of not less than ten (10) feet; where a commercial building is serviced from the rear there shall be provided a rear yard of not less than thirty (30) feet; the depth of a rear yard which abuts a residential district shall not be less than twenty-five (25) feet.

5. Lot Width:

Each lot shall have a width of not less than seventy-five (75) feet at the building setback line.

6. Height Restrictions: **(amended 9/7/06)**

No building or structure shall exceed three (3) stories or forty (40) feet except as provided in Section 10.04, and for freestanding signs as defined in Article IX (Signs, Billboards, and Other Advertising Structures), Section 9.11, (General Sign Regulations, All Districts) which shall not exceed fifty (50) feet in height.

7.02E PARKING SPACE REQUIREMENTS

As regulated in Section 9.03.

7.02F OFF-STREET LOADING AND UNLOADING REQUIREMENTS

As regulated in Section 9.04.

7.02G ACCESS CONTROL

As regulated in Section 9.01.

7.03 C-3 SHOPPING CENTER DISTRICT

The C-3 Shopping Center District is established to provide areas for those specialized sales, travel accommodations, and activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles in major ways. It is the intent of this district to provide for the planned commercial development of shopping centers that do not contribute to the congestion of major roads.

7.03A USES PERMITTED

1. Any use permitted in the C-1 Central Business District and the C-2 General Commercial District.