

ARTICLE 14 C-2 GENERAL COMMERCIAL

1400 PURPOSE

The purpose of C-2 General Commercial District is to provide areas along major roads and highways offering goods and services in single or multi-tenant buildings.

1401 PERMITTED USES

The following uses are permitted in C-2 General Commercial District:

Accessory use	Entertainment facility	Professional Office	Self serve storage facility
Animal care facility	Farm sales, service	Public Service facility	Semi-public use
Automobile sales, repair	Financial Institution	Public use	Social activity
Gas/Fuel sales & service	Funeral Home	Recreational Vehicle sales	Tavern
Bakery, retail	Hospital	Recreational Facility	Telecommunication tower
Banquet hall	Hotel, Motel	Research Facility	Utility trailer sales
Business service	Landscape business	Residential Care Facility	Vehicle storage lot
Clinic	Personal Service	Restaurant	Wholesale business
Day Care Facility	Place of Worship	Retail sales	

1402 CONDITIONAL USES

The following may be approved by the BZA pursuant to Article 25-Conditional Use:

Bakery, wholesale	Light manufacturing / Assembly	Special residence
Golf Course	Printing, Publishing	

(Rev. 05-01-12, Z20-C951.)

1403 DEVELOPMENT STANDARDS

All buildings, structures, lots and land uses within the C-2 Highway & General Commercial District must meet the requirements of Article 22-Supplemental Regulations, Section 2224-Setbacks for Major Roadways, and the following minimum lot and main building setback requirements and standards:

Front:	35 feet
Rear:	20 feet
Side:	10 feet
Width:	60 feet
Lot area:	5,000 square feet
Maximum building height:	45 feet
Maximum accessory height:	45 feet

Corner lots shall have the required front setback on both street frontages.
See Article 21-Central Ave. Overlay.

1404 TRIP GENERATION

All uses generating 100 or more peak hour trips, consistent with the Institute of Transportation Engineers (ITE) Generation Manual shall submit a Traffic Impact Study. See Article 28-Access Management.

1405 ABUTTING RESIDENTIAL

A. SETBACKS

For main buildings, accessory buildings, parking, or access drives that abut a residential use the following minimum setbacks shall be provided for parcels abutting a residential use:

Side:	30 feet
Rear:	30 feet

B. SCREENING

Both solid privacy fencing and landscape shall be installed along the abutting residential use to effectively shield the higher intense use.

1. Landscape shall be installed on both sides of the privacy fence. *See* Article 3002-Landscape.
2. Privacy fence shall be eight (8) feet in height or six (6) feet in height when incorporated with a minimum two (2) feet in height mound.