

PART 8

C-2 Highway Commercial Districts

Section 801. Purpose. The C-2 Highway Commercial District is established to provide for a wide range of highway-oriented retail, motor vehicle, and heavier service-type commercial activities, which generally require main highway locations and cater to transient as well as to local customers. Among the purposes of this District are (a) to encourage the sound and appropriate commercial development of compact segments of major highway frontage, (b) to provide locations for important highway-oriented type business, and (c) to protect major highways as thoroughfares. (Ordinance No. 152, November 6, 2004, Section 10)

Section 802. Use Regulations. A detached building may be erected or used and a lot may be used or occupied for any of the following purposes. Such uses shall be in conformity with the Special Regulations set forth in Section 804 of this Part, with the Environmental Performance Standards set forth in Section 1621, and with the applicable provisions of Part 17, Performance Standards.

- (a) The following uses are permitted by right:
- (1) Retail store.
 - (2) Personal service shop, but not including laundry, dry cleaning, or clothes pressing establishment.
 - (3) Retail service shop.
 - (4) Office.
 - (5) Studio.
 - (6) Financial institution.
 - (7) Forestry.
 - (8) Cultural facility.
 - (9) Governmental use.
 - (10) General service or contractor's shop.
 - (11) Dwelling quarters for watchman or caretaker employed on the

premises.

(12) Convenience Store.

(13) Kennel

(b) The following uses are permitted provided that public sewer and water system is available:

(1) Eating and drinking places, including drive-in service.

(2) Laundry, dry cleaning or clothes pressing establishment.

(3) Retail Showroom in accordance with Section 1727.

(4) Highway Interchange Commercial Center in accordance with Section 1715.

(5) Research, testing, or experimental laboratory.

(c) The following accessory uses are permitted by right:

(1) Accessory use on the same lot and customarily incidental to the above permitted uses.

(2) No-impact home-based business.

(d) The following uses are permitted when authorized as a special exception by the Zoning Hearing Board:

(1) Building materials sales yard.

(2) Telephone central office.

(3) Utility substation.

(4) Outdoor place of amusement, recreation or assembly.

(5) Self-storage facility.

(6) Passenger terminal.

(7) Motor vehicle service station.

- (8) Motor vehicle sales establishment.
- (9) Motor vehicle repair facility.
- (10) Commercial greenhouse.
- (11) Warehousing.

(e) The following uses are permitted when authorized as a special exception by the Zoning Hearing Board, provided that public sewer and water service is available:

- (1) Automatic self-service laundry.
- (2) Motor vehicle wash establishment.
- (3) Care facility, extended.
- (4) Care facility, intermediate.
- (5) Care facility, long-term.
- (6) Shopping center.
- (7) Nursery.
- (8) Motel or hotel.
- (9) Wholesale business establishment including wholesale bakery.
- (10) Vocational school.
- (11) Community recreation building.
- (12) Place of worship.
- (13) Funeral home.
- (14) Club, lodge, or social building.
- (15) Veterinarian office.

- (16) Clinic.
- (17) Medical/dental office.
- (18) Commercial/Industrial park.

(Ordinance No. 152, November 6, 2004, Section 10; as amended by Ordinance No. 161, January 3, 2006, Section 2; as further amended by Ordinance No. 195, July 11, 2009, Section 4)

Section 803. Area and Bulk Regulations.

(a) Lot Area. Every lot shall have a lot area of not less than sixty-five thousand (65,000) square feet.

(b) Lot Width. Every lot shall not be less than one hundred fifty (150) feet in width at the building line.

(c) Building Area. Not more than fifty (50) percent of the area of each lot may be occupied by buildings.

(d) Impervious Coverage. Not more than seventy-five (75) percent of the area of each lot may be covered by impervious surface.

(e) Front Yard. There shall be a setback on each street on which a lot abuts which shall not be less than fifty (50) feet in depth.

(f) Side Yards. There shall be two (2) side yards, neither of which shall be less than twenty-five (25) feet in width.

(g) Rear Yard. There shall be a rear yard on each lot which shall be not less than fifty (50) feet in depth.

(h) Height Regulations. No building shall exceed thirty-five feet (35') or two (2) stories in height.

(Ordinance No. 152, November 6, 2004, Section 10; as amended by Ordinance No. 172, January 2, 2007, Section 6)

Section 804. Special Regulations. In order to encourage sound and attractive development, the following special requirements shall apply to all uses permitted in the C-2 District:

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(a) A buffer yard is required along each side or rear property line that directly abuts a residential district, in accordance with Section 1609.

(b) No goods, articles, or equipment shall be stored, displayed or offered for sale beyond the front lines of a building, except for the display of motor vehicles not less than ten (10) feet from the street line. This restriction shall not apply to nursery, greenhouse, building materials sales yard, or motor vehicle repair facility uses.

(c) Off-Street Parking and Loading in accordance with Part 18.

(Ordinance No. 152, November 6, 2004, Section 10)