

Chapter 200. Zoning

Article XI. Commercial-Highway Services (C-2)

§ 200-42. Permitted uses.

A building or structure may be erected or used and a lot may be used or occupied for any of the following uses and no other. All uses permitted by right or by special exception are subject to the specific regulations in Article **XV** for individual uses, in addition to the requirements contained in this and other sections.

A. Uses by right. Uses by right shall be as follows:

- (1) Agriculture.
- (2) Commercial recreation.
- (3) Day-care center, group day-care facility, nursery school and kindergarten.
- (4) Emergency service.
- (5) Financial service.
- (6) Funeral home.
- (7) General business, professional or government office.
- (8) Health/fitness club.
- (9) Hotel/motel.
- (10) Kennel.
- (11) Large retail store.
- (12) Medical office.
- (13) Nursery/horticulture/greenhouse.
- (14) Nursing home.
- (15) Restaurant.
- (16) Retail or personal service shop.
- (17) Service station.
- (18) Shopping center.
- (19) Veterinary hospital.
- (20) Uses and structures accessory to permitted uses, except for accessory outside storage.
- (21) Forestry/timber harvesting, pursuant to the regulations set forth in Article **XV**, § **200-68**.

[Added 12-3-2001 by Ord. No. 329]

(22) Age-qualified community.

[Added 12-19-2005 by Ord. No. 355]

B. Uses by special exception. The following uses may be authorized only as special exceptions by the Zoning Hearing Board in accordance with the standards set forth in § **200-98** of this chapter:

(1) Accessory outside storage.

(2) Automobile body repair or paint shop.

(3) Hospital.

(4) Utility.

[Amended 8-7-1995 by Ord. No. 297]

(5) Restaurant with drive-through service.

(6) Riding stable.

(7) Trade or commercial school.

(8) Vehicle sales.

(9) Community treatment/rehabilitation facility.

[Added 10-17-2005 by Ord. No. 354]

C. Conditional uses. The following uses may be authorized as conditional uses by the Board of Supervisors in accordance with the standards and procedures of this chapter:

(1) Accessory farm business.

§ 200-43. Lot area, dimensional and design standards.

[Amended 4-6-1998 by Ord. No. 315; 12-19-2005 by Ord. No. 355]

The lot area and dimensional design standards and the supplemental regulations shall be the same as set forth in § **200-47A**. The following area, setback, lot and design requirements shall be met unless otherwise specified for the use in Article **XV**, in which case the provisions of Article **XV** shall apply.

Area and Dimensional Requirements: C-2	Requirements for Tract¹	Requirements for Each Lot Within the Tract²
Minimum net lot area	5 acres	1 acre
Minimum lot width at front building line	200 feet or 40% of the maximum tract depth, whichever is greater	150 feet
Maximum building coverage	30%	Must be limited so that tract requirement of 30% is not exceeded
Maximum impervious surface ratio	65%	Must be limited so tract requirement of 65% is not exceeded
Front yard	100 feet	50 feet
Side yard	75 feet/100 feet if adjoining a residential district	40 feet
Rear yard	75 feet/100 feet if adjoining a residential district	40 feet
Distance between parking lot and any lot line	25 feet or 1/2 the distance of the minimum required yard, which-	15 feet

**Area and Dimensional
Requirements: C-2**

**Requirements for Tract¹
ever is greater³**

**Requirements for Each Lot
Within the Tract²**

Maximum building height

35 feet

35 feet

NOTES:

¹ Tract requirements shall apply to any property held in single and separate ownership on the date of adoption of this amendment. **(Editor's Note: The date of adoption of this amendment is 4-6-1998.)**

² The lot requirements shall apply to lots created by subdivision after the effective date of this amendment, shall only apply to boundary lines newly created by such subdivisions and shall not apply to boundary lines existing on the effective date of the adoption of this amendment. In cases of subdivisions without land development, the applicable setbacks shall be recorded on the linen. **(Editor's Note: The effective date of this amendment is 4-11-1998.)**

³ Where a buffer is required along a lot line, parking areas may not be located within the required buffer yard.

§ 200-44. Supplemental regulations.

[Amended 12-19-2005 by Ord. No. 355]

The requirements of § **200-41** shall apply to the C-2 District. The lot area and dimensional design standards and the supplemental regulations shall be the same as set forth in § **200-47A**.