

ARTICLE XV
GENERAL COMMERCIAL DISTRICT (C-2)

SECTION 1500 - PURPOSE OF THIS DISTRICT

The purpose of this district is to promote the development of well planned shopping centers and independent commercial uses within carefully selected areas of the City of Clinton. The commercial activities permitted in this district include uses of a higher intensity than those first allowed in Restricted Commercial districts (C-1). Although shopping center uses permitted in this zone require access to an arterial street, such uses are not "highway oriented" like those first allowed in the Major Thoroughfares Commercial District (C-3). Uses first permitted in C-3 Major Thoroughfares Commercial districts and C-4 Adult Entertainment districts shall not be permitted in the C-2 district.

It is the intent of this Ordinance that shopping centers and independent commercial uses be developed so that pedestrian and vehicular circulation is coordinated with the circulation patterns of adjacent properties in the vicinity that are also affected. In order to facilitate access between adjoining properties and to reduce the number of curb cuts onto arterial streets, the installation of a service drive shall be considered in connection with any independent commercial use (i.e., a commercial use that is not a part of a shopping center) proposed in this district.

SECTION 1501 - LAND USES PERMITTED

The following uses are permitted outright in C-2 districts subject to the regulations prescribed herein:

- (a) All uses allowed in C-1 Restricted Commercial district. (NOTE: The C-2 district DOES NOT PERMIT SINGLE-FAMILY DETACHED RESIDENCES, which are permitted in the "Olde Towne Clinton District").
- (b) Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within enclosed structures, except for the display of small articles (i. e., those that can generally be hand-carried by one or two persons) outside the commercial use).
- (c) Shopping centers located on minimum sites of three (3) acres on an existing or proposed arterial street as shown on the adopted Thoroughfares Plan; shopping centers may contain any of the uses permitted outright in C-2 zones.
- (d) Hotels and motels.
- (e) Restaurants, EXCLUDING drive-in restaurants.
- (f) Veterinary clinics and pet shops, excluding outside runs.

(g) Bowling alleys, skating rinks and similar recreational or entertainment enterprises conducted entirely within enclosed structures.

(h) Streets and highways.

SECTION 1502 - CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2405

(a) Service stations including vehicle repairs (except body repairs), provided that all vehicle repairs except those of a minor nature (e.g., change of fan belt, minor carburetor adjustments, tire repairs) are conducted entirely within an enclosed building and provided that all such service stations are located on an arterial street designated as such by the adopted Thoroughfares Plan.

(b) Convenience stores.

(c) Bars, as defined by this Ordinance. No bar selling intoxicating liquor as defined by the Mississippi Code shall be located less than five hundred (500) feet from any church, school, kindergarten or funeral home.

(d) Vehicle sales, rental or lease and vehicle service. Because the sale, rental or lease of vehicles involves outdoor activities, these uses may not be appropriate for all areas zoned C-2 General Commercial; these uses are permitted outright in C-3 Major Thoroughfares districts.

(e) Boat and marine sales, rental or lease, and boat/ marine service.

(f) Mortuaries or funeral homes, provided such uses shall be located on an existing or proposed arterial street as shown on the adopted Thoroughfares Plan.

(g) Horticultural nurseries shall be considered only as conditional uses in C-2 districts because much of the activity associated with these uses is conducted out-of-doors.

(h) Public or quasi-public facilities and utilities in compliance with Section 402 and other regulations of this Ordinance.

SECTION 1503 - DIMENSIONAL REQUIREMENTS

1503.01 Maximum Building Height:

35 feet, unless greater height is approved by the Mayor and Board of Aldermen.

1503.02 Minimum Lot Area:

(a) Shopping centers: Three (3) acres.

(b) Independent commercial uses: No minimum lot area is required.

1503.03 Minimum Lot Width:

(a) Shopping centers: 200 feet.

(b) Independent commercial uses: No minimum lot width required.

1503.04 Minimum Yards: *(Amended February 3, 1998)*

The minimum yard requirements for all uses permitted in a C-2 district shall be as follows:

(a) Front yard: 40 feet. The first ten (10) feet inside this front yard setback shall remain open except for entrance/ exit driveways and shall be landscaped in accordance with Section 404 of this Ordinance; no parking shall be permitted in these driveways.

(b) Side yards and rear yards where NOT abutting a residential district: *10 feet*; the first five (5) feet inside this side or rear yard setback (adjacent to the property line) shall be landscaped in accordance with standards adopted by the City of Clinton.

(c) Side yards and rear yards where abutting ANY residential district: 50 feet, which shall remain open and be landscaped in accordance with standards adopted by the City of Clinton; OR 20 feet, which shall remain open and be landscaped in accordance with standards adopted by the City of Clinton AND a fence along side or rear yards abutting such residential district; said fence shall be a minimum of six (6) feet in height and shall be constructed of brick or solid (plank-to-plank) wood. Where this fencing option is chosen, the property owner shall be responsible for the maintenance of the fence, and failure to maintain it shall constitute a violation of this Ordinance.

1503.05 Minimum Space between Separate (Detached) Buildings on the Same Lot:

15 feet. No more than two-thirds (66 2/3%) of the space between such buildings shall be paved; the remaining area shall be landscaped in accordance with standards adopted by the City of Clinton.

SECTION 1504 - SITE PLAN REQUIRED

The developer of any use in a C-2 General Commercial district shall submit a site plan to the Planning Commission in accordance with Sections 2407 through 2410 of this Ordinance.

SECTION 1505 - REQUIRED LANDSCAPING ALONG ARTERIAL STREETS

See Section 404 of this Ordinance regarding the provision of landscaping along arterial streets.

SECTION 1506 - REQUIREMENTS FOR OFF-STREET PARKING, LOADING AND ACCESS CONTROL

See Article XXI for off-street parking, loading and access control requirements.