

Sec. 5-7. C-2 Secondary Business Zoning District Classification.

This zoning district classification is designed primarily to accommodate a) existing developments of mixed commercial and light industrial uses, and b) certain commercial and light industrial uses compatible with one another but inappropriate in certain other zoning district classifications.

5-7-1. Permitted uses.

The following uses are permitted by right in the C-2 Secondary Business Zoning District Classification, provided that they meet all requirements of this section and all other requirements established in this appendix:

- Accessory dwelling units subject to supplementary standards contained in section 16-4, below
- Accessory uses and structures
- Adult care centers registered with the NC Department of Health and Human Services (DHSS)
- Animal hospitals and clinics so long as the use contains no outdoor kennels
- Automobile car washes
- Automobile sales & service establishments
- Banks and other financial institutions
- Bed and breakfast facilities
- Business services
- Congregate care facilities, subject to supplementary standards contained in section 16-4, below
- Construction trades facilities so long as the storage of equipment and materials is screened from view from public rights-of-way
- Convenience stores with or without gasoline sales
- Cultural arts buildings
- Dance and fitness facilities
- Dry cleaning and laundry establishments containing less than 6,000 square feet of floor area
- Farm equipment sales and service
- Food pantries, subject to the supplementary standards contained in section 16-4, below
- Funeral homes
- Golf driving ranges and par three golf courses
- Greenhouses and nurseries, commercial
- Home occupations
- Hotels and motels
- Laundries, coin-operated

Microbreweries, micro-distilleries, micro-cideries, and micro-wineries, subject to supplementary standards contained in section 16-4, below

Mobile food vendors, subject to supplementary standards contained in section 16-4, below

Music and art studios

Neighborhood community centers

Newspaper offices and printing establishments

Nursing homes subject to supplementary standards contained in section 16-4, below

Offices, business, professional and public

Parking lots and parking garages

Parks

Personal services

Planned residential developments (minor), subject to the requirements of article VII, below

Private clubs

Progressive care facilities subject to supplementary standards contained in section 16-4, below

Public and semi-public buildings

Recreational facilities, indoors

Recreational facilities, outdoors, commercial

Religious institutions

Repair services, miscellaneous

Residential care facilities

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, multi-family, subject to supplementary standards contained in section 16-4, below

Rest homes, subject to supplementary standards contained in section 16-4, below

Restaurants

Retail stores

Schools, post-secondary, business, technical and vocational

Schools, primary and secondary

Service stations

Signs, subject to the provisions of article XIII

Small scale manufacturing, subject to the supplementary standards contained in section 16-4, below

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

Theaters, indoor

Wholesale businesses

5-7-2. Special uses.

The following uses shall be permitted in the C-2 Secondary Business Zoning District Classification only upon issuance of a special use pursuant to article X and shall be subject to special use requirements contained in section 16-4, below:

- Animal kennels
- Automotive paint and body work
- Bus stations
- Child care centers
- Civic clubs and fraternal organizations
- Light manufacturing
- Public utility facilities

5-7-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 (6,000 for residential use).
Lot area per dwelling unit in square feet:	6,000 for the first dwelling unit; 4,000 square feet for one additional dwelling unit in any one building.
Minimum lot width at building line in feet:	None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.
Minimum yard requirements in feet:	Front: 15 except for structures containing dwelling units which shall have a minimum front yard of 20 feet. Side: 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten-foot side yard setback is required.) Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

5-7-4. C-2 CZD Secondary Business Conditional Zoning District Classification.

The purpose, requirements and standards of this zoning district classification are identical to the C-2 Secondary Business Zoning District Classification except that rezoning to C-2 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development. The following uses shall be permitted in the C-2 Secondary Business Conditional Zoning District Classification upon rezoning to C-2CZD, regardless of the square footage or number of residential units for the use:

Day center.

Shelter facilities.

Telecommunications towers.

Permitted uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-1, above.

Special uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-2, above.

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58 , 12-2-21; Ord. No. 22-11 , 2-10-22; Ord. No. 22-22 , 5-5-22)