

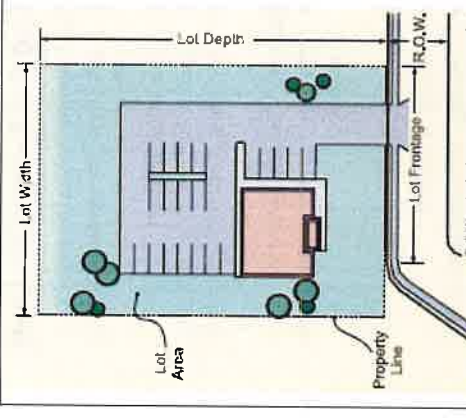
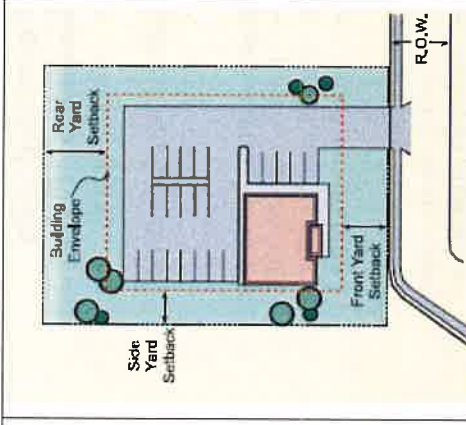
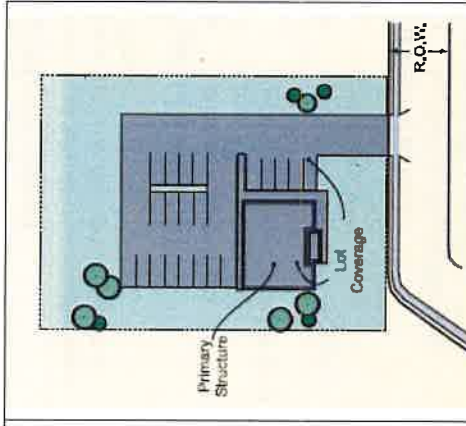
C2 District

3.35 C2 District Intent, Permitted Uses, and Special Exception Uses

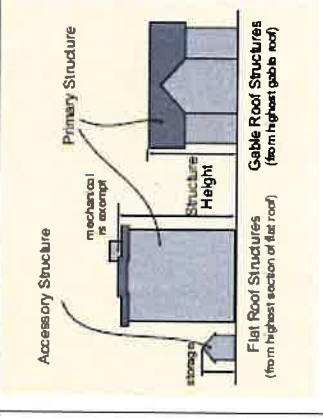
District Intent	Permitted Uses	Special Exception Uses
<p>The C2 (Medium to Large Scale General Commercial) District is intended to be used as follows:</p>	<p>Business: General Business</p> <ul style="list-style-type: none"> • auto-oriented business (low intensity) • auto-oriented business (high intensity) • bank machine/ATM • banquet hall • bar/tavern • barber/beauty shop • billiard/arcade room • bowling alley • car rental • cellular phone/communication shop • coin laundry • copy center • country club • dance/aerobics/gymnastics studio • dance/night club • driving range • dry-cleaning service • emergency medical clinic • fingernail salon • fitness center/gym • funeral home or mortuary • health spa • hotel/motel • karate studio • kennel (commercial) • lodge or private club • miniature golf • movie theater • news stand • party/event rental • pet grooming • play center • print shop • restaurant • sexually-oriented business, accessory • sexually oriented business, retail • sexually oriented business, entertainment • shoe repair • sign shop • skate park/skating rink • tailor/pressing shop • tanning salon • video/dvd store <p>Business: Office/Professional</p> <ul style="list-style-type: none"> • business/financial services office • design/planning office • general services office • medical office <p>Business: Retail</p> <ul style="list-style-type: none"> • very low intensity retail • low intensity retail • medium intensity retail • high intensity retail 	<p>Business: General Business</p> <ul style="list-style-type: none"> • commercial training facility or school • equipment rental • publishing company • sport field <p>Business: Retail</p> <ul style="list-style-type: none"> • very high intensity retail • special handling retail • gas station <p>Communications/Utilities</p> <ul style="list-style-type: none"> • above-ground utility facility • radio/TV station • wireless telecommunications facility <p>Public Facilities</p> <ul style="list-style-type: none"> • church, temple or mosque using an existing building <p>General</p> <ul style="list-style-type: none"> • off-site parking lot for a church, temple, mosque or similar place of worship
<p>Type and Intensity</p> <ul style="list-style-type: none"> • moderate to high impact uses • wide variety of retail, commercial, service, eating, and entertainment establishments • stand-alone buildings, strip centers and malls 		
<p>Application of District</p> <ul style="list-style-type: none"> • new and existing development 		
<p>Development Standards</p> <ul style="list-style-type: none"> • recognize the need for quality time, place and manner development standards to minimize impacts on surrounding properties while encouraging economic vitality • assure that there are no negative effects on the natural environment 		
<p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • AG, PR, M1, M2, MP, IS, OC, DC, C1, and LI 		
<p>Planning Commission</p> <ul style="list-style-type: none"> • zone property for C2 only after determining that the site is appropriate for any of the possible uses allowed in this district • be very sensitive to environmental protection 		
<p>Board of Zoning Appeals</p> <ul style="list-style-type: none"> • allow a special exception use only when it clearly is a benefit to the surrounding areas • be very sensitive to the potential for light pollution, excessive parking lots, oversized signs, aesthetics, and pedestrian and vehicular safety 		

C2 District

3.36 C2 District Development Standards

 <p>Minimum Lot Area:</p> <ul style="list-style-type: none"> • 20,000 square feet <p>Minimum Lot Width:</p> <ul style="list-style-type: none"> • 10 feet <p>Minimum Lot Frontage:</p> <ul style="list-style-type: none"> • 80 feet on a Public Street with access from said Public Street <p>Sewer and Water:</p> <ul style="list-style-type: none"> • Requires municipal water and sewer hookup 	 <p>Minimum Front Yard Setback:</p> <ul style="list-style-type: none"> • 10 feet for Primary Structures • 20 feet for Accessory Structures <p>Minimum Side Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure - 10 feet per side plus 5 feet for each story after the second story • Accessory Structures - 5 feet per side <p>Minimum Rear Yard Setback:</p> <ul style="list-style-type: none"> • Primary Structure - 20 feet • Accessory Structure - 5 feet 	 <p>Maximum Lot Coverage:</p> <ul style="list-style-type: none"> • Square feet of all primary and accessory structures, and impervious surface cannot exceed 70% of the Lot Area <p>Minimum Main Floor Area:</p> <ul style="list-style-type: none"> • 600 square feet for Primary Structures
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Additional Development Standards that Apply

 <p>Maximum Structure Height:</p> <ul style="list-style-type: none"> • 45 feet for the Primary Structure • 20 feet for Accessory Structures 	<p>Lot (LO)</p> <ul style="list-style-type: none"> • LO-01 Page 6-3 <p>Setback (SB)</p> <ul style="list-style-type: none"> • SB-01 Page 6-4 <p>Sewer and Water (SW)</p> <ul style="list-style-type: none"> • SW-01 Page 6-5 <p>Density and Intensity (DI)</p> <ul style="list-style-type: none"> • DI-01 Page 6-6 <p>Floor Area (FA)</p> <ul style="list-style-type: none"> • FA-01 Page 6-7 <p>Height (HT)</p> <ul style="list-style-type: none"> • HT-01 Page 6-8 <p>Accessory Structure (AS)</p> <ul style="list-style-type: none"> • AS-01 Page 6-9 • AS-06 Page 6-11 <p>Fence and Wall (FW)</p> <ul style="list-style-type: none"> • FW-02 Page 6-12 <p>Temporary Uses (TU)</p> <ul style="list-style-type: none"> • TU-01 Page 6-13 • TU-03 Page 6-14 	<p>Landscaping (LA)</p> <ul style="list-style-type: none"> • LA-01 Page 6-18 • LA-05 Page 6-21 • LA-07 Page 6-23 • LA-08 Page 6-25 <p>Environmental (EN)</p> <ul style="list-style-type: none"> • EN-01 Page 6-26 <p>Performance (PF)</p> <ul style="list-style-type: none"> • PF-01 Page 6-27 <p>Lighting (LT)</p> <ul style="list-style-type: none"> • LT-01 Page 6-28 <p>Sign (SI)</p> <ul style="list-style-type: none"> • SI-01 Page 6-29 • SI-03 Page 6-30 • SI-08 Page 6-33 <p>Parking (PK)</p> <ul style="list-style-type: none"> • PK-01 Page 6-37 • PK-06 Page 6-38 • PK-07 Page 6-40 	<p>Loading (LD)</p> <ul style="list-style-type: none"> • LO-01 Page 6-42 <p>Entrance/Driveway (ED)</p> <ul style="list-style-type: none"> • ED-01 Page 6-43 <p>Vision Clearance (VC)</p> <ul style="list-style-type: none"> • VC-01 Page 6-45 <p>Telecommunications Facility (TC)</p> <ul style="list-style-type: none"> • TC-01 Page 6-46 <p>Corridor Enhancement (CE)</p> <ul style="list-style-type: none"> • LO-01 Page 6-49 <p>Sexually Oriented Standards (SX)</p> <ul style="list-style-type: none"> • SX-01 Page 6-51 • SX-02 Page 6-51 <p>Special Exception (SE)</p> <ul style="list-style-type: none"> • SE-01 Page 6-53 <p>Miscellaneous (MC)</p> <ul style="list-style-type: none"> • MC-01 Page 6-54 • MC-02 Page 6-54 • MC-03 Page 6-54 • MC-04 Page 6-55
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(As amended by Ordinances No. 6375, 6426 and 6435, June 27, 2006.)