

SECTION 405.340: "C-2" GENERAL COMMERCIAL DISTRICT

- A. Intent and Purpose of District. The "C-2" General Commercial District is intended for the purpose of allowing basic retail, service, and office uses as in a "C-1" District, except there are setback and parking requirements.
- B. District Regulations. In District "C-2", no structure or land shall be used, and no structure shall be altered, enlarged, or erected which is arranged, intended, or designed for other than one (1) of the uses listed below in Subsection (C).

- C. Permitted Uses.

All uses allowed in "C-1" District.

Automobile sales and repair.

Farm and lawn and garden equipment sales and repair.

Storage buildings.

Boat, RV and manufactured home sales.

Car wash.

Laundromat.

Taverns and nightclubs.

Plumbing and heating sales and storage.

Wholesale sales and warehouses.

Communications Tower

Recreational Vehicle Park (A recreational vehicle park shall be permitted only upon the issuance of a special use permit. The owner, operator and occupants of a recreational vehicle park shall develop and use the park in strict compliance with the conditions imposed by the permit.)

Any other uses which the Board of Aldermen may allow under a special use permit under Article V of this Chapter.

- D. Intensity of Use Regulations.

1. No requirements for commercial uses in this district, except to meet fire regulations.
2. Fifteen thousand (15,000) square feet of lot area shall be required for building.

- E. Height Regulations. No building shall exceed forty-five (45) feet in height.

- F. Yard Regulations.

1. Front yard. The front yard shall be a minimum of fifty (50) feet in depth measured from the front lot line or measured sixty-five (65) feet from the centerline of any collector or local street

or measured seventy-five (75) feet from the centerline of any State highway, whichever front yard setback would be greater.

2. Side yard. None required, except adjacent to residential land uses, then the side yard shall be twenty (20) feet. Existing uses otherwise complying shall not be required to provide a side yard.

3. Rear yard. None required, except adjacent to residential land uses, then the rear yard shall be twenty-five (25) feet. Existing uses otherwise complying shall not be required to provide a rear yard.

4. Landscaping and screening. A solid or semi-solid fence at least six (6) feet high in a side or rear yard shall be provided adjacent to any adjoining residential district; however, in the event the adjacent residential district and the commercial development are separated by a public right-of-way, no landscaping or screening shall be required.

G. Parking Regulations. Off-street parking is not required in this district for existing structures. Any new structures shall have at least one (1) parking spot for each five hundred (500) square feet or fraction thereof of floor space.

H. Square Footage and Foundations. No structure, except accessory use buildings, shall be allowed in this district unless it meets the following minimum requirements:

1. It shall have at least eight hundred (800) square feet of floor area.

2. Its width cannot be less than forty percent (40%) of its length or its length cannot be less than forty percent (40%) of its width.

3. It must have a permanent foundation.