

CHAPTER X

C-2 GENERAL BUSINESS DISTRICT

SECTION 10.01 DESCRIPTION AND PURPOSE. This Zoning District is intended as a general commercial district containing uses which include those permitted in the C-1 Zoning District, as well as additional retail and service commercial establishments which supply commodities or perform services for the daily needs of the entire community (as opposed to the immediate NEIGHBORHOOD). This Zoning District is intended to be limited to uses which are not unreasonably offensive to abutting property or adjoining land uses. (Amendment Ordinance No.70, 09-14-97)

SECTION 10.02 USE REGULATIONS. Land, BUILDINGS or STRUCTURES in this Zoning District may be used for the following purposes: (Amendment Ordinance No.70, 09-14-97)

- (a) All uses which are permitted in the C-1 Zoning District, subject (unless specifically provided otherwise in this Chapter) to the same conditions, restrictions and requirements as are provided in the C-1 Zoning District.
- (a) Retail commercial establishments (intended for the sale of convenience goods such as groceries, prescription drugs, hardware, and other similar commodities) and retail service establishments, which retail commercial or retail service establishments do not require a SPECIAL USE PERMIT as described below. The number of such stores may not exceed three (3) per BUILDING. No BUILDING which houses one (1) or more such establishments may exceed seventy-five thousand (75,000) square feet or be located on a lot exceeding three (3) acres.
- (b) If granted a SPECIAL USE PERMIT by the Planning Commission, any of the following uses:
 - (1) Outdoor amusement or recreation activities (the hours of operation shall be limited to between 9:00 a.m. and 10:30 p.m. if the use is located within one thousand (1,000) feet of the R-1, R-2 or R-3 Zoning Districts; the use shall be located upon a county primary road or a state highway which has asphalt or similar hard surface; and the

use shall be completely fenced or screened by natural plantings at least six (6) feet in height);

- (2) Motor vehicle repair shop or garage;
- (3) Drive-in bank facility;
- (4) Motor vehicle wash facility;
- (5) Dry cleaning and laundry facilities;
- (6) Restaurants, including drive-throughs and drive-ins;
- (7) Florist and gift shop, including nursery;
- (8) Hotels and motels;
- (9) Marinas;
- (10) Service stations;
- (11) Warehousing and storage STRUCTURES;
- (12) Contractors (plumbing, heating, electrical, etc.) provided all operations and storage are within completely enclosed BUILDINGS;
- (13) Roller rinks, bowling alleys, and other inside recreational facilities;
- (14) Parking lots;
- (15) Retail commercial establishments and/or retail service establishments which exceed three (3) stores in a BUILDING;
- (16) One (1) or more retail commercial establishment or retail service establishment housed in a BUILDING which exceeds seventy-five thousand (75,000) square feet or is located on a lot exceeding three (3) acres; and
- (17) Trucking or transport operations.

In deciding whether or not to grant each authorization, the Planning Commission shall consider the following standards:

- (1) The size, nature, character and location of the proposed use;
- (2) The proximity of the proposed use to adjoining property and to uses on such adjoining property;
- (3) The parking facilities provided for the proposed use;
- (4) Any traffic congestion or hazard which would be occasioned by the proposed use;
- (5) How well the proposed use harmonizes, blends with and enhances adjoining properties and the surrounding neighborhood;
- (6) The need or necessity for the proposed use to service the needs of the community;
- (7) The hours of operation of the proposed use;

- (8) The location and character of any storage areas and facilities to be provided for the proposed use;
- (9) The location and character of any display facilities to be provided for the proposed use; and
- (10) The effect of the proposed use on the adjoining properties and the surrounding neighborhood.

SECTION 10.03 REQUIRED CONDITIONS, HEIGHT REGULATION AND AREA REGULATIONS. The required conditions for the C-1 Zoning District (as set forth in Section 9.03), the height regulation for the C-1 Zoning District (as set forth in Section 9.04), and the area regulations for the C-1 Zoning District (as set forth in Section 9.05) are all incorporated herein for the C-2 Zoning District as if set forth in their entirety. (Amendment Ordinance No.70, 09-14-94)