

**County Zoning** | **C2**

**High Intensity Commercial District**

**Minimum Lot Area**

w/ Private Sewer & Water: 43,560 sq. ft.

w/ Public Sewer or Water: 15,000 sq. ft.

w/ Public Sewer & Water: 15,000 sq. ft.

**Minimum Street Frontage**

w/ Private Sewer & Water: 100 ft.

w/ Public Sewer or Water: 75 ft.

w/ Public Sewer & Water: 75 ft.

**Maximum Width/Depth ratio:** N/A

**Setback Requirements**

**Front Yard:** 30 (6) ft.

**Side Yard:** 0 ft.

**Rear Yard:** 15 ft.

**Accessory Buildings**

**Side yard at Front Building Line** (3) ft.

**Side yard at Rear Building Line** 0 ft.

**Rear Yard:** 3 ft.

**Allowable Coverage and Height**

**Main Building:** 50 %

**Maximum Lot Coverage:** 90 %

**Accessory Building Coverage:** N/A %

**Maximum Building Height:** 45 (5) ft.

**Max Accessory Bldg. Height:** (8) ft.

**Notes: ( )**

(1) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 25 feet from any side property line

(2) Where the principal structure is more than 150 feet from the street, accessory buildings may be located 150 feet from the street and 20 feet from any side property line

(3) Accessory buildings must be located behind the front building line

(4) Accessory structures may have a maximum height of 25 feet if they comply with the setback requirements for principal structures

(5) Principal structures : when adjoining property is zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance

(6) or 20 feet if the parking is located behind the front building line

(7) Must be 10 feet on any one side, with a combined total on both sides of at least 25 feet

(8) Actual height of principal structure

(9) All structures: when adjoining property is zoned Residential, 45 feet, including rooftop mechanical equipment. Maximum height may be increased provided each required side and rear yard adjoining R-1 or R-2 districts is increased 2 feet for each foot of additional foot in height over 45 feet. In all locations height is unlimited unless otherwise restricted by this ordinance

**SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.**

**Sec. 30-54-2. Permitted Uses.**

(A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Accessory Apartment \*

Home Beauty/Barber Salon \*

Home Occupation, Type I \*

Multi-Family Dwelling \*

Two-Family Dwelling \*

2. *Civic Uses*

Administrative Services

Clubs

Cultural Services

Day Care Center \*

Educational Facilities, College/University

Educational Facilities, Primary/Secondary \*

Family Day Care Home \*

Guidance Services

Park and Ride Facility \*

Post Office

Public Assembly

Public Parks and Recreational Areas \*

Safety Services \*

Utility Services, Minor

3. *Office Uses*

Financial Institutions \*

General Office

Medical Office

Laboratories

4. *Commercial Uses*

Agricultural Services \*

Antique Shops

Automobile Dealership \*

Automobile Repair Services, Minor \*

Automobile Rental/Leasing

Automobile Parts/Supply, Retail \*

Bed and Breakfast \*

Boarding House

Business Support Services

Business or Trade Schools

Commercial Indoor Entertainment

Commercial Indoor Sports and Recreation

Commercial Outdoor Entertainment

Commercial Outdoor Sports and Recreation

Communications Services

Construction Sales and Services \*

Consumer Repair Services

Convenience Store \*

Fuel Center \*

Funeral Services

Garden Center \*

Gasoline Station \*

Hospital

Hotel/Motel/Motor Lodge

Kennel, Commercial \*

Pawn Shop

Personal Improvement Services

Personal Services

Restaurant, Drive-in or Fast Food \*

Restaurant, General

Retail Sales

Studio, Fine Arts

Veterinary Hospital/Clinic

5. *Industrial Uses*

Recycling Centers and Stations \*

6. *Miscellaneous Uses*

Amateur Radio Tower \*

Parking Facility \*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (\*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses*

Adult Care Residences

Halfway House

Life Care Facility

Nursing Home

Religious Assembly \*

Utility Services, Major \*

2. *Commercial Uses*

Adult Business \*

Automobile Repair Services, Major \*

Car Wash \*

Commercial Indoor Amusement

Dance Hall

Equipment Sales and Rental \*

Manufactured Home Sales \*

Mini-warehouse \*

Outpatient Mental Health and Substance Abuse Center

Recreational Vehicle Sales and Service \*

Surplus Sales

Truck Stop \*

3. *Industrial Uses*

Custom Manufacturing \*

Industry, Type I

Landfill, Rubble \*

Transportation Terminal

4. *Miscellaneous Uses*

Broadcasting Tower \*

Outdoor Gatherings \*