

SECTION 21. GENERAL COMMERCIAL OR "C-2" DISTRICTS

- A. **GENERAL DESCRIPTION:** The purpose of this District is to provide appropriate locations for intensive commercial activities. General Commercial Districts are generally centralized within the community and located on major or arterial streets.
- B. **USES PERMITTED:** The following list is representative of general commercial uses which are permitted on a parcel in a General Commercial Zoning District:

- Adult Day Support Centers licensed by the State
- General office
- Retail sales and services conducted within a building
- Restaurant without drive-thru service
- Bed and breakfast inn
- Bar
- Laundromat when hooked up to a community sewer system
- Rest home
- Auto service station (see Special Regulations in Section 30)
- Auto repair shop
- Car wash
- Parking lot
- Second hand sales store
- Undertaking establishment
- Theater
- Mini storage when all storage is within a building
- Recycling when completely enclosed in a bldg.
- “Hotel / Motel of ten (10) units or less, hooked up to a community sewer system”
- Ordinance No. 315-711
- Other uses found to be similar as determined by the Planning Commission

- Bb. **USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTORS USE PERMIT:** (ORDINANCE NO. 315-580) A single-family use provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than 25% of the gross square footage of said structure.

- C. **USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:**
- Church
 - Laundromat when located in a non-sewered area.
 - Storage warehouse
 - Equipment rental yard
 - Restaurant with drive-thru service
 - Financial institution with drive-thru service

Auto sales
Contractors yard
Private club

C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT CON'T:

Outdoor storage or sales associated with any of the uses listed in Section B
Recycling with outdoor storage
“Hotel / Motel over ten (10) units or Hotel / Motel not hooked up to a community sewer system” Ordinance No. 315-711
Lumber yard
Wholesale distributor
Welding or machine shop
Card room
Residential caretaker unit (See Special Regulations in Section 30(L) (Ordinance No. 315-580)

- D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED: The minimum lot area shall be no less than 10,000 square feet.
- E. MINIMUM LOT WIDTH: Each lot shall be not less than seventy- five (75) feet wide.
- F. BUILDING HEIGHT: The maximum building height shall be twenty-five (25) feet.
- G. FRONT YARD SETBACK: The front yard setback shall have a minimum depth of ten (10) feet unless the two nearest General Commercial zoned lots on the same street and block have less than a ten (10) foot average setback. In this case the setback shall be the average of the setback of these two nearest structures.
- H. INTERIOR SIDE YARD SETBACK: The interior side yard setback shall be a minimum of five (5) feet, unless the side yard abuts a Commercial or Industrial zoned parcel in which case there are no setback requirements.
- I. EXTERIOR SIDE YARD SETBACK: The exterior side yard setback shall be a minimum of ten (10) feet.
- J. REAR YARD SETBACK: The rear yard setback shall be a minimum of five (5) feet unless the rear yard abuts a Commercial or Industrial zoned parcel in which case there are no setback requirements.
- K. MAXIMUM LOT COVERAGE: No maximum.

- L. DRAINAGE: A Drainage Plan shall be submitted to the Department of Department of Transportation for review and approval prior to issuance of building permit(s).
- M. ENCROACHMENT PERMIT: Encroachment permits shall be obtained from the Department of Transportation Department prior to the issuance of building permits when projects create a new entrance onto a public road.