

ARTICLE XII-G

“C-2” HEAVY COMMERCIAL DISTRICT REGULATIONS

Section 1 **GENERAL PURPOSE AND DESCRIPTION:**

The C-2, Heavy Commercial District is intended to provide a centrally located and convenient location for service and commercial related establishments, and other heavy commercial uses. Outside storage areas shall be screened from public view. The uses envisioned for the District will typically utilize larger sites and/or have operational characteristics which are incompatible with residential zoning or uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration. Landscape and screening requirements shall be utilized.

Section 2 **PERMITTED USES:**

1. In the “C-2” Heavy Commercial District no land shall be used and no building shall be used, erected, or converted to any use other than:

- Ambulance Service
- Auto Auction
- Auto Body, Collision Repair, and Painting
- Auto Dealers, New Cars Only With Incidental Used Car Sales
- Auto Dealers, Used Cars Only
- Auto Detail Shops
- Auto Glass Repair/Replacement
- Auto Laundry – Self Service Vehicle Wash
- Auto Painting (No Body Work)
- Auto Repair Garage
- Auto Seat Covers, Auto Upholstery
- Auto Seat Covers, Auto Upholstery (Installing - Inside Only)
- Auto Stereo or Alarm Systems - Sales and/or Installation
- Bakery (Commercial/Wholesale)
- Barber and Beauty Shops
- Brick/Masonry Block Supply
- Brick Paver Contractor
- Boats, Campers, & Recreation Vehicles - New or Used
- Building Materials, Hardware, Home Improvement Center
- Bus Storage
- Cabinet Shop (6,000 SF or Less)
- Carting, Hauling & Storage (Moving Service)
- Commercial Cleaning & Laundry Plant
- Confectionery Production
- Convenience Store (No Facilities for Gas)
- Convenience Store (With Facilities for Gas and May Include Automated Auto Laundry)
- Consignment Store
- Contract Cleaning Service, Maid Service
- Cosmetology School or Beauty School
- Donut Shop
- Electrical Contractor
- Electrical Repairing, Domestic Equipment & Autos

Electrical Supply House
Equipment Repair - Heavy
Equipment Sales - General (New or Used) and/or Rentals
Exterminating Co. (Retail)
Exterminating or Pest Control Contractor
Feed Store
Fence Contractor
Film Developing & Printing (Wholesale & Laboratory)
Frozen Food Lockers (Retail Without Processing)
Furniture Repairs, Upholstery, and Refinishing
Gasoline Filling/Service Station With Repair Bays (May Include Automated Auto Laundry)
Glass and Mirror Sales/Installation
Hauling, Light & Heavy Equipment
Heating/Air Condition Sales/HVAC Contractors
Kennel (Inside Pens)
Kennel (Outside Pens)
Kiosk - Recycle and/or Donation
Landscaping Service/Construction
Light Manufacturing and Assembly
Limousine Service
Lumber Yard
Machine Shop (6,000 SF or Less)
Manufacturing of Electric or Electronic Instruments & Devices, Such as TV's, Radios, CD's
Manufactured/Mobile Homes Sales (On Site)
Manufacturing, Assembly, or Packaging of Products From Previously Prepared Products
Medical Lab
Mini-Warehouse/Self Storage – Dwelling Unit May be Established Within The Main Structure for
 Watchman and Caretakers Employed on the Premise
Motorcycle Sales, New With Incidental Uses
Motorcycle Repair (If Enclosed In Building)
Muffler Shop
News Printing
Paint Store
Paper Products and Paper Box Manufacturing
Parking Lot – For The Parking of Cars & Trucks, 1½ Ton or Less
Plumbing Contractor
Plumbing Supplies Shop, w/o Separate Warehouse, Includes Concealed Storage for Repairs
Plumbing Supply
Portable Building Sales
Postal Mart
Print Shop
Printing, Job & Book
Quick Oil Change and Lubrication
Radio or Television Broadcasting Without Tower
Restaurant – No Curb or Drive-in Services (Service Entirely Within Building)
Restaurant with Drive-in Facilities, Provided That No Food or Drink May be Served to Vehicles
 Parked on a Public Street
Roofing Materials Supply
Seasonal Sales
Second Hand Store
Security Systems/Intercom Installation Contractor
Sheet Metal Shop
Sign Installation Contractor
Signs (Commercial) Manufacturing and/or Assembly
Signs (Minor), Banners and Pennants

Stone Monument Works
Store or Shop for Custom Work/Making Articles to be Sold on the Premises
Swimming Pool, Sauna, Hot Tub Sales and Service - With Outside Display/Storage
Taxi Headquarters and Dispatch (May Include up to Three Handicapped Accessible Vehicles,
Maximum Capacity of 26 Passengers of Each Vehicle)
Taxidermist
Telemarketing Agency
Tire Sales with Installation Services, Including Alignment, Brakes, Etc.
Trade School, Vocational Training
Transmission Shop, Sales, Installation
Truck and Bus Sales, New Only With Incidental Used Sales & Service
Truck Dealers, Over 1½ Ton, New or Used
Truck Dealers, 1½ Ton or Less, New Trucks Only With Incidental Used Truck Sales
Truck Dealers, 1½ Ton or Less, Used Trucks Only
Truck Rental
Truck Storage
Vehicle Inspection (State Required Inspections Only)
Venetian Blind Manufacture
Veterinarian (With Outside Pens & Runs)
Water Distillation
Welding Shop
Wholesale House

2. Accessory uses to the main use.

Section 3 **HEIGHT REGULATIONS:**

- A. **Maximum Height:** Maximum height shall be limited only by the residential proximity slope.
- B. **Residential Proximity Slope:** Buildings shall not exceed the residential proximity slope as defined in Article XIV-F. **EXCEPTION:** Structures listed in Article XIV-F, Section 8 may project through the slope to a height not to exceed the maximum structure height, or twelve (12) feet above the slope, whichever is less.

Section 4 **AREA REGULATIONS:**

- A. **Size of Lot:**
 - 1. **Minimum Lot Area:** Twenty thousand (20,000) square feet.
 - 2. **Minimum Lot Width:** Eighty feet (80').
 - 3. **Minimum Lot Depth:** One hundred fifty feet (150').
- B. **Size of Yards:**
 - 1. **Minimum Front Yard:** Twenty feet (20').
 - 2. **Minimum Side Yard:** Fifteen feet (15'); twenty feet (20') if adjacent to a street; except where residential proximity slope applies.

3. **Minimum Rear Yard:** Twenty feet (20'); except where residential proximity slope applies.
- C. **Maximum Lot Coverage:** Sixty percent (60%); including accessory buildings.

Section 5 **PARKING REGULATIONS:**

- A. As established by Article XIV-D, Off Street Parking and Loading Requirements.

Section 6 **SPECIAL REQUIREMENTS**

- A. No permanent use of temporary buildings.
- B. For site plan requirements, see Article XIV-H.
- C. Recreational vehicles, travel trailers, or mobile homes may not be used for on-site dwelling or nonresidential purposes.
- D. All mechanical heating and air conditioning equipment (roof top or ground mount) shall be screened from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses. See Article XIV-G.
- E. Trash dumpsters shall be screened from public view. See Article XIV-G.
- F. Containerized storage, cargo storage, and/or trailer storage shall not be permitted on the premises.
- G. Not more than forty percent (40%) of the lot or tract is used for the outside storage of products, materials, or equipment. See Article XIV-G for additional screening requirements.
- H. Other Regulations: As established in the Development Standards, Article XIV-E through Article XIV-G.