

DIVISION 8. - GENERAL COMMERCIAL ZONING DISTRICT (C-2)

Sec. 70-481. - Intent.

The general commercial district provides for commercial uses to which the public requires direct and frequent access. General commercial uses will normally be located on primary highways near population centers. Agricultural uses and residential developments are not permitted because they tend to conflict with commercial uses over traffic, noise, hours of operation, and other nuisance issues. Industrial uses, which tend to create less serious conflicts, are permitted by special use permit.

(Ord. of 5-2-1996, § 801)

Sec. 70-482. - Permitted uses.

In the general commercial district, land may be used for the following uses and any accessory use:

- 1) Automobile sales, service, storage or rental.
- 2) Commercial assembly plant, such as a printing or framing shop.
- 3) Office / Office building.
- 4) Place of worship.
- 5) Cultural use.
- 6) Commercial indoor or non-vehicular outdoor recreational use.
- 7) Institutional use.
- 8) Public use such as school, park, library, or fire/rescue station.
- 9) Restaurant.
- 10) Retail store.
- 11) Signs in accordance with sections 70-486 and 70-696 et seq.
- 12) Up to four dwelling units attached to any permitted commercial use.
- 13) Temporary uses, with a zoning permit pursuant to section 70-940, limited to the following:
 - a. Temporary or seasonal sales.
 - b. Special events.
- 14) Vocational training facility.
- 15) Outdoor power equipment, motorcycle, all-terrain vehicle, watercraft repair and storage.
- 16) Microbrewery / Microdistillery.

(Ord. of 5-2-1996, § 802; Ord. of 3-9-2010; Ord. of 11-13-2013; Ord. of 06-10-14 (13); Ord. of 04/14/2015; 08/11/15, Ord. 03-13-2018)

Sec. 70-483. - Uses permitted by special use permit.

In the general commercial district, the following uses may be permitted upon issuance of a special use permit by the board of supervisors:

- 1) Carnival, circus, noncommercial fairground or similar temporary activity.
- 2) Bed and breakfast inn with/without a restaurant open to non-guests.
- 3) Limited manufacturing and processing.
- 4) Manufactured home sales and service.
- 5) Theater, video game parlor, or other recreational use.
- 6) Wholesale distribution or warehouse.
- 7) Adult-oriented business.
- 8) Commercial outdoor vehicular recreational use.
- 9) Public utility facility
- 10) Self-storage facility
- 11) Any commercial use which is not expressly permitted in this district.

(Ord. of 5-2-1996, § 803; Ord. of 04/14/2015; 08/11/15; 01/10/17)

Sec. 70-484. - Setback and yards.

(a) In the general commercial district, the regulations of this section shall apply to all buildings, all structures that require building permits, and all temporary or portable buildings greater than 150 square feet in floor area or greater than eight feet, six inches in height.

(b) For setbacks from primary highways, see section 70-646 et seq.

(c) The setback from any secondary road or subdivision street shall be 35 feet from the right-of-way.

(d) The minimum side or rear yard width adjacent to a residential or agricultural district shall be 50 feet. The side or rear yard shall be suitably fenced and/or landscaped to screen the agricultural or residential use from any adverse impact. The suitability of the

fencing or landscaping shall be reviewed and approved as part of the site plan review before a zoning permit is issued. (See section 70-117 et seq.)

(e) The minimum side yard width adjacent to a commercial or industrial district shall be ten feet. The minimum rear yard width adjacent to a commercial or industrial district shall be 20 feet.

(f) For corner lots, the minimum side yard width adjacent to the side street shall be 35 feet. For double-frontage lots, the minimum rear yard width shall be 35 feet.

(Ord. of 5-2-1996, § 804; Ord. of 8-11-1998, § 804.04)

Sec. 70-485. - Height regulations.

In the general commercial district, structures shall be 100 feet or less in height. The board of supervisors may grant a special exception to allow a structure taller than 100 feet. See section 70-67(a).

(Ord. of 5-2-1996, § 805)

Sec. 70-486. - Signs.

(a) In the general commercial district, signs are permitted as set forth in this section. In granting a special use permit, the board of supervisors may allow signs that exceed these guidelines.

(b) The total area of permanent signs on any improved lot shall not exceed two square foot of sign for each linear foot of building frontage. The total shall be distributed among building, pylon and monument signs such that pylon signs make up no more than half the total.

(c) The total area of permanent signs on any unimproved lot shall not exceed 32 square feet.

(d) The height of on-site pylon signs shall not exceed 18 feet. Building signs shall not project above the top of the building more than one-third of the total height of the building.

(e) The total area of off-site signs on any lot shall not exceed 32 square feet. The height of off-site signs shall not exceed eight feet.

(f) Signs may be lighted so that they are illuminated from within or have one or more lights shining on them so that each face of the sign is illuminated. Lights used to

internally and externally illuminate each face of a sign shall be directed so as to minimize glare to passing motorists or pedestrians.

(g) Digital signs are permitted as set forth in section 70-701

(Ord. of 5-2-1996, § 806; Ord. of 7-26-2011)

Secs. 70-487—70-510. - Reserved.