

SECTION 2.16 C-C2 GENERAL COMMERCIAL

A. Intent

This district provides for the conduct of retail trades and services that are inherently automotive and highway oriented and for commercial uses of low intensity which may require large areas of land.

B. Space and Bulk Requirements

Minimum parcel area <i>per dwelling</i>	One thousand (1,000) square feet per dwelling	
Minimum lot area	None, except that minimum lot area for residential uses is 3,000 square feet.	
Minimum lot width	None	
Minimum required setback	front	Twenty-five (25) feet
	side	None
	rear	Ten (10) feet

See Section 3.06 C. for Accessory Structure setbacks
 Maximum building height..... Forty-five (45) feet

C. General Standards

See Supplementary Regulations - Chapter 3

D. Permitted Uses

1. Automotive, marine, trailer, mobile home, recreational vehicle, and accessories sale, rental, and service
2. Building materials, hardware, and farm equipment sale and service
3. Contractor / construction service
4. Wholesale trade
5. Farm and garden supply
6. Retail trades and service, with no outdoor storage or display, with a gross building floor area of less than one hundred thousand (100,000) square feet
7. Transient lodging
8. Professional, business, and governmental office
9. Personal services
10. Repair service
11. Eating and drinking establishment
12. Commercial recreation, amusement, and cultural facility
13. Printing and publishing establishment
14. Single-family dwelling; mobile homes constructed prior to June 15, 1976, must be placed on a minimum of five (5) acres with fifty (50') foot front, rear, and side yard setbacks
15. Two-family dwelling
16. Day care home
17. Community residential facility serving eight (8) or fewer persons
18. Boarding house
19. Civic, social, and fraternal organization

20. Agriculture, including any and all structures or buildings needed to pursue such activities
21. Open space land
22. Accessory buildings and uses

E. Conditional Uses

1. Retail trade and service with gross building floor area of less than one hundred thousand (100,000) square feet
2. Service station
3. Residential and commercial mini-warehouse
4. Recreational vehicle park
5. Multiple-family dwellings
6. Home occupation
7. Day care center
8. Community residential facility serving nine (9) or more persons
9. Long-term care facility
10. Seasonal commercial and temporary uses

F. Special Exceptions

1. Public and quasi-public buildings and uses
2. Public utility