

ARTICLE VI-A

C-2 COMMERCIAL, GENERAL SERVICE DISTRICT

SECTION 6A.10 PURPOSE:

This district is designed primarily for the accommodation of business and commercial activities that serve the whole rural community. Such activities require land and structure uses that typically are compact and densely grouped, and primarily located in integrated community or regional shopping centers. It is the purpose of these regulations to permit development of the enumerated functions and to protect the abutting residential and agricultural properties. To these ends, certain uses are excluded which would function more effectively in other districts and which would interfere with the operation of retail and business establishments in this district.

SECTION 6A.20 PERMITTED USES:

The following uses are permitted in all C-2 Districts:

- 6A.20.1 All permitted uses allowed in C-1 Commercial Districts, as provided in Section 6.20 of this Ordinance.
- 6A.20.2 Equipment servicing, sales and repairing of radio and television, electrical appliances, plumbing, electrical work and similar trades and services.
- 6A.20.3 Recreation services, including indoor theaters, bowling alleys, pool and billiard rooms, dancing academies, golf driving ranges and roller and ice skating rinks.
- 6A.20.4 Commercial laundries and dry cleaning.
- 6A.20.5 Printing, lithographic, blueprinting and similar uses.
- 6A.20.6 Any use customarily incidental and normally auxiliary to the permitted use.
- 6A.20.7 Signs as provided in ARTICLE IX of this Ordinance.

SECTION 6A.30 CONDITIONAL USES:

The following conditional uses are permitted in this district subject to obtaining a conditional use permit as provided in ARTICLE X of this Ordinance, and requiring a Site Plan Approval as provided in Article IX, Section 9.90 of this Ordinance.

- 6A.30.1 All conditional uses allowed in C-1 Commercial Districts.
- 6A.30.2 Animal and hospital kennels, and veterinary clinics subject to Sections 10.70.8 and 10.70.11.
- 6A.30.3 Bus, truck, taxi and rail terminals.
- 6A.30.4 Open air businesses subject to Section 10.70.6.
- 6A.30.5 Shopping centers subject to Section 10.70.19.

- 6A.30.6 Radio, television and microwave towers subject to Section 10.70.7.
- 6A.30.7 Vehicle wash establishments subject to Section 10.70.14.
- 6A.30.8 Drive-in theaters, race tracks, and transient amusement enterprises, subject to Section 10.70.2.
- 6A.30.9 Agricultural services, including machinery sales and repair establishments and farm supply stores.
- 6A.30.10 Automobile servicing, including automobile parts, sales, new automobile show rooms, repair garages, and gasoline and oil service stations subject to Section 10.70.9.
- 6A.30.11 Convalescent homes and nursing homes subject to 10.70.10.
- 6A.30.12 Automobile repair garage, construction and farm equipment sales and contractor's equipment yards.
- 6A.30.13 Private clubs and lodges, subject to Section 10.70.15.
- 6A.30.14 Rental hall facilities, subject to Section 10.70.15.
- 6A.30.15 Pet grooming.

SECTION 6A.40 TRANSITION STRIPS:

- 6A.40.1 Uses or structures on any lot in this district abutting a lot in any residential district shall provide a transition strip of at least fifty (50) feet, the inner twenty (20) feet of which may be used for parking purposes, and there shall be erected along all lot boundary lines of any lot abutting a residential district a solid fence or masonry wall four (4) feet high.
- 6A.40.2 Uses or structures on any lot in this district fronting on a public road, street or way shall provide in addition to and as an integral part of any site development, on the front yard, a landscaped strip of land twenty (20) feet or more in depth; such landscaped strip to be defined by a concrete curb and designed to provide access to the lot and separate off-street parking areas from the public right-of-way.

SECTION 6A.50 SITE PLAN REVIEW:

For all permitted and conditional uses a site plan shall be submitted in accordance with Section 9.90.

SECTION 6A.60 DIMENSIONAL REQUIREMENTS:

In accordance with Article VIII.