

SECTION 31 C-2 - COMMERCIAL DISTRICT - 2

31.1 GENERAL PURPOSE AND DESCRIPTION:

The C-2, Commercial District - 2 is intended to provide a centrally located and convenient location for small scale service and commercial related establishments, such as wholesale products, welding shops, flea markets, major automotive repair, upholstery shops, and other heavy commercial uses. Uses in this District may require open storage areas but shall be screened from public view. The uses envisioned for the District will typically utilize smaller sites and have operation characteristics which are not compatible with residential uses and some nonresidential uses. Convenient access to thoroughfares and collector streets is also a primary consideration.

31.2 PERMITTED USES:

1. Those uses specified in Section 36 (Use Charts)
2. Such uses as may be permitted under provision of Specific Use Permits, Section 35

31.3 HEIGHT REGULATIONS:

- A. **Maximum Height** - Four (4) stories

31.4 AREA REGULATIONS:

A. **Size of Lot:**

1. **Minimum Lot Area** - Five thousand (5,000) square feet
2. **Minimum Lot Width** - Fifty feet (50')
3. **Minimum Lot Depth** - One hundred feet (100')

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
3. **Minimum Rear Yard** - Twenty feet (20')

C. **Maximum Lot Coverage:**

1. Fifty percent (50%) for the main structure

- D. **Parking Regulations:** As established by Section 38, Off Street Parking and Loading Requirements.

31.5 SPECIAL REQUIREMENTS

- A. For site plan requirements, see Section 42.
- B. No permanent use of temporary buildings.
- C. **Other Regulations:** As established in the Development Standards, Sections 37 through 45.