

SECTION 41: C-2 COMMERCIAL-TWO DISTRICT

(orig. 2-3-41; revised 7-27-78; am. 7-11-06)

A. Intent and Purpose

To provide areas in which one of the principal uses of land is devoted to commercial facilities catering specifically to the needs of the motor vehicle and automobile-oriented trade, such as transient accommodations and services, certain specialized retail outlets and commercial amusement enterprises. (orig. 7-27-78)

B. Permitted Uses

1. All uses allowed in the C-1 Zone District. (orig. 7-27-78)
2. Motor vehicle sales leasing or rental (new or used). (orig. 7-27-78)
3. Recreational vehicle and trailer sales leasing or retail (new or used). (orig. 7-27-78)
4. Repair for motor vehicles, recreational vehicles, or trailers. (orig. 7-27-78)
5. Gas stations/service stations/fuel stores. (orig. 7-27-78)
6. Lumber yards. (orig. 7-27-78)
7. Building material sales. (orig. 7-27-78)
8. Hotels/motels. (orig. 7-27-78)
9. Auditoriums and conference rooms. (orig. 7-27-78)
10. Ambulance services. (orig. 7-27-78)
11. Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops. (orig. 7-27-78)
12. Fabrication or manufacturing of any type set forth in the I-3 Zone District are permitted, except those uses involved in any hazardous process or that emit noxious noise, dust, fumes or odor and provided that no machinery greater than 5 horsepower is utilized and that activities are enclosed. (orig. 7-27-78)
13. Wholesale businesses. (orig. 7-27-78)
14. Cold-storage plants. (orig. 7-27-78)
15. Amusement parks. (orig. 7-27-78)
16. Rental agencies for heavy equipment. (orig. 7-27-78)
17. Auction houses excluding those for animals. (orig. 7-27-78)
18. Home for social rehabilitation or adjustment for up to 20 resident clients plus staff, and which is not located within 750 feet of another similar type facility. (orig. 6-14-88)
19. Temporary shelter for the homeless which is not located within 750 feet of another such shelter. (orig. 6-14-88)
20. Sexually oriented business located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution. (orig. 7-8-97; am. 7-11-06)

21. Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution. (orig. 6-29-04; am. 7-11-06)

C. Accessory Uses

Customer and employee parking of operable motor vehicles, either open or covered. (orig. 7-23-02)

D. Special Uses

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners: (orig. 8-6-80)

1. Holding areas for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height. (orig. 8-6-80)
2. Oil and gas drilling operations. Such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use. (orig. 10-17-83; am. 12-17-02; am. 7-11-06)
3. A group living facility, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender. (orig. 2-1-00)

E. Minimum Area Requirement

None. (orig. 7-27-78)

F. Setbacks

1. Minimum Structural Setbacks
 - a. Front – 50 feet. (orig. 7-27-78)
 - b. Side – 20 feet. (orig. 7-27-78)
 - c. Rear – 20 feet. (orig. 7-27-78)
2. Minimum Gas Pump Setbacks
 - a. Front – 18 feet. (orig. 7-27-78)
 - b. Side – 18 feet. (orig. 7-27-78)
 - c. Rear – 20 feet. (orig. 7-27-78)

Corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution. (orig. 7-1-03)

G. Building Height

Maximum height: 50 feet. (orig. 7-27-78)

H. Signs and Outdoor Advertising Devices

Signs and outdoor advertising devices shall comply with the provisions of the Signs and Outdoor Advertising Devices Section of this Zoning Resolution. (orig. 7-20-81; am. 12-17-02; am. 7-11-06)

I. Lighting

Lighting shall comply with the provisions of the Lighting Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

J. Architecture

Architecture shall comply with the provisions of the Architecture Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

K. Parking

Parking shall comply with the provisions of the Off-Street Parking and Loading Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

L. Landscaping and Open Space

Landscaping and open space shall comply with the provisions of the Landscaping Section of this Zoning Resolution. (orig. 12-17-02; am. 7-11-06)

M. Enclosure Of Activities

All activities and outdoor storage shall be adequately screened from surrounding properties and public view. (orig. 7-27-78)

N. Fences

1. Maximum fence height: 8 feet. (orig. 8-6-80)
2. Fence permits are required for any fence over 42 inches in height. (orig. 8-6-80)
3. No barbed wire shall be permitted as material for a boundary or perimeter fence. However, boundary or perimeter fences may include not more than 4 strands of barbed wire as the top 18 inches or less of the fence, which may be angled inward up to 45 degrees, provided the lowest strand of barbed wire is at least 6 feet above the ground. (orig. 8-6-80)
4. No electric fence is allowed as a boundary or perimeter fence. (orig. 8-6-80)
5. Fences on corner lots must comply with the vision clearance triangle requirements as specified in the Definitions Section of this Zoning Resolution, except that fences constructed of woven wire or ornamental iron which are 80 percent open may be erected up to a maximum height of 8 feet. (orig. 8-6-80; am. 7-1-03)
6. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district, fencing shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this section, accessory outdoor storage shall not include employee or customer parking lots or merchandise displayed for sale. Accessory outdoor storage shall not exceed the height of the fence, except for operable vehicles, trailers, or other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Zoning Administrator or his appointed designee may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig. 8-6-80; am. 12-17-02)

O. General Requirements

1. All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 5-10-82)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 5-10-82)
3. Recreational facilities shall conform to the setback requirements for a main building in this zone district. Enclosure fences immediately surrounding these facilities shall not exceed 12 feet in height. (orig. 5-10-82)