

41.11 C-2 DISTRICT REGULATIONS. The C-2 Districts (General Commercial-Highway Service Districts) are intended to provide for the commercial and highway service uses required to serve the general needs of the County and the highway traveling public.

1. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the C-2 District.
 - A. Uses as permitted and regulated in the C-1 District except as otherwise provided herein.
 - B. Automobile, trailer, mobile home, and farm implement establishments for display, hire, sales, and repair, including sales lots; however, this paragraph shall not be construed to include automobile, tractor, machinery, or similar wrecking and used parts yards.
 - C. Theaters, provided that for drive-in theaters, the screen shall be so located as to not be visible from adjacent highways. Sufficient driveway area shall be provided so that cars will not be waiting in line on any public right-of-way or otherwise create a hazard to vehicular movement.
 - D. Animal hospital, veterinary clinic, or kennel provided any structure or area used for such purpose shall be at least two hundred (200) feet from any "R" district boundary and one hundred (100) feet away from any A-1 or C-1 district boundary.
 - E. Commercial baseball fields, swimming pools, skating, golf driving ranges, or similar recreational uses and facilities.
 - F. Carpenter, sheet metal and sign painting shops, baker, laundry, clothes cleaning and/or dyeing establishments; lumber yards and commercial greenhouses, provided that no heating plant or ventilating flue in connection with such operations shall be within fifty (50) feet of any "R" district.
 - G. Outdoor advertising signs in accordance with the provisions of Chapter 42.
 - H. Camping grounds.
 - I. Drive-in Restaurants.
 - J. Public mini-storage.
 - K. Amusement Parks.
 - L. Towers allowing for the construction and erection of microwave, radio, television, digital or cellular communication equipment. Towers 100 feet or less must be stealthed. No fall area on monopoles or silos. Fall areas

shall be required on all towers over 100 feet in height. Requirement of fall zone be equal to the height of tower (as measured from the base) to all tower site boundaries.

- M. Any other use as determined by the Zoning Administrator to be a similar and like use to one of those named above.

2. Permitted Accessory Uses.

- A. Accessory uses and structures customarily incidental to any permitted principal use.
- B. Accessory uses and structures as permitted in and regulated by the C-1 District regulations; provided, however, that the surface area of post signs may be increased to two hundred (200) square feet.

3. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Chapter 42 of the Zoning Ordinance.

- A. Minimum Lot Area. Permitted uses listed in this section: no minimum.
- B. Minimum Lot Width. Permitted uses listed in this section: no minimum.
- C. Minimum Front Yard Depth. All uses: thirty (30) feet. In all cases the front yard shall be measured from the right-of-way line.
- D. Minimum Side Yard Width. Permitted uses in this district:

When adjacent to an "A" District – 50 feet.

When adjacent to an "R" District – 75 feet.
- E. Minimum Rear Yard Depth. Thirty-five (35) feet.
- F. Height Regulations. No structure shall exceed three (3) stories or forty (40) feet in height (excluding Section 41.11 [1][L]).
- G. Off-street Parking and Loading. As required by Sections 40.22 and 40.23 of the Zoning Ordinance.

4. Special Use Permits: The following uses may be permitted in the C-2 district subject to approval by the Board of Adjustment after notice and public hearing, and subject to the conditions contained in subsection 5 and 6 hereof:

- A. Adult uses.
- B. Amusement parks.

C. Camping grounds.

D. Drive-in theater.

5. Special Restrictions.

A. Adult uses.

1. An adult use shall not be located within one thousand five hundred (1,500) feet of another adult use, nor shall they be located within one thousand five hundred, (1,500) feet of any public school or parochial school, day care center, church, public park, residential district, or any existing residential dwelling (one family, two family, or multiple dwelling).
2. The one thousand five hundred (1,500) foot restrictions shall be computed by measurement from the residential zone or from the nearest property line of the land used for another adult use or any public or parochial school, licensed day care facility, church, public park, residential district, or any existing dwelling to the nearest entrance of the building in which adult uses are to occur, using a route of direct measured horizontal distance.
3. All building openings, entries, windows, etc., shall be covered or screened in such a manner as to prevent a view into the interior from any public or semi-public area. Advertisements, displays, or other promotional materials shall not be shown or exhibited so as to be visible to the public from pedestrian sidewalks, walkways, or from other public, or semi-public areas. Signage for the adult use will be restricted to printed word form which shall include only the name of the business, type of operations, and hours of operation. No visually explicit or derogatory signs will be allowed on any sign or on the façade of the building. Compliance to other signage requirements in sections 40.19, 40.20, and 40.21 is required.
4. No more than one adult business will be allowed per building and property.
5. Due to their adverse effect, the adult use property shall be screened from the road and from other adjacent uses by either use of landscaping or screened fence. A site plan according to subsection 7 of this section showing the location of the building, the overall site layout, and methods of buffering, will be submitted to the director and Board of Adjustment for their review at the time of application.

6. Conditions for Special Use Permits. In its determination upon the particular use at the location requested, the Board shall consider all of the following conditions:
 - A. That the proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety, and general welfare of the persons residing or working in adjoining or surrounding property.
 - B. That such use shall not impair an adequate supply of fresh air and light to surrounding properties.
 - C. That such use shall not unduly increase congestion in the streets or public danger of fire and safety.
 - D. That such use shall not diminish or impair established property values in adjoining or surrounding property.
 - E. That such use shall be in accord with the intent, purpose and spirit of the Zoning Ordinance and the Comprehensive Land Use Plan of the county.
7. Application for Special Use Permit. Applications for a special use permit under terms of this section shall be accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property. It shall include a site plan defining the areas to be developed for buildings and structures, the areas to be developed for parking, the locations of driveways, and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location size and number of signs and the manner of providing water supply sewage treatment facilities. Before issuance of a special use permit for any of the above buildings, or uses, the Board of Adjustment shall review the conformity of the proposal and site plan with the standards of the Comprehensive Land Use Plan. The board may approve or disapprove the special use permit as submitted, or before approval may require that the applicant modify, alter, or amend the proposal as the board deems necessary to the end that it preserve the intent and purpose of the Zoning Ordinance to promote public health, safety, and general welfare. In the event a special use permit is granted under the terms of this section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.