

Part 9

C-2 Special Limited Business District

§900. Use Regulation. A building may be erected, altered, or used, and a lot may be used for any one of the following purposes, and for no other. Or a building may be erected, altered, or used, and a lot may be used for more than one of the following uses or purposes upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1413 of Part 14. [Ord. 2-2003]

1. Business and professional offices.
2. Restaurants with inside service and seating only.
3. Medical clinics and laboratory facilities.
4. Educational or religious uses.
5. Golf course and golf house, including driving range as a part of the same establishment, but excluding a miniature golf course.
6. Public utility operating facilities.
7. Municipal, county, state, or federal uses, excluding dumps, sanitary landfills, and correctional or penal institutions.
8. Automobile service station.
9. Wholesale sales, storage or distribution, which shall include mixed wholesale and retail sales; provided, that the retail sales is customary and subordinate to the wholesale sales, storage or distribution. [Ord. 1-98]
10. Club, fraternal institution, or non-profit swimming pool, provided that a particular activity shall not be one which is customarily carried on as a business and provided that all services shall be for members and their guests.
11. Farm supply outlet.
12. Agricultural use provided that it shall be regulated in accordance with the terms of §501(3) of this Chapter 27. [Ord. 1-2004]
13. Auto and farm equipment sales and service, including used car sales, when an accessory use to a new car agency.
14. Animal hospital.
15. Kennels.
16. Contractor base facilities. [Ord. 1-95]
17. [Reserved] [Ord. 2-2003]
18. Single-family dwelling provided the dwelling is within the

structure housing the business enterprise.

19. Convenience store. [See Use Regulation, §1202(4).]

20. Customary accessory uses.

21. Any one of the following uses shall be permitted upon approval by the Board of Supervisors as a conditional use pursuant to the provisions of §§1411 through 1415 of Part 14.

A. Fast food restaurant, which must provide inside seating for a minimum of twenty-five (25) persons, with or without drive-in window.

B. Motel. See Use Regulation, §1202(3).

C. Shopping center. See Use Regulation, §1202(2).

D. Commercial Recreation Facility. In accordance with §1202(5). [Ord. 3-99]

E. Mini-warehouses. In accordance with §1202(6). [Ord. 3-99]

F. Amusement Arcades. In accordance with §1202(8). [Ord. 3-99]

G. Medical Residential Campus. In accordance with §1202(9). [Ord. 3-99]

H. Nursing, Rest or Retirement Homes. In accordance with §1202(10). [Ord. 3-99]

I. Active Adult Residential Development (AARD). In accordance with §1202(11). [Ord. 3-99]

J. Light (limited) Industry. In accordance with §1202(14). However, in no event shall a commercial composting processing operation be permitted in the C2 Special Limited Business District. [Ord. 1-2004]

K. Car Wash. In accordance with §1202(14). [Ord. 2-2003]

(Ord. 1-71, 3/2/1971, §900; as amended by Ord. 4/23/1986, 4/23/1986; by Ord. 6/24/1987, 6/24/1987; by Ord. 1-95, 5/10/1995, §4, by Ord. 1-98, 3/11/1998, §3; by Ord. 3-99, 5/12/1999, §E; by Ord. 1-2000, 6/14/2000; by Ord. 2-2003, 2/12/2003; and by Ord. 1-2004, 3/25/2004)

§901. Area and Bulk Regulations. The following area and bulk regulations shall apply to each of the permitted uses:

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| 1. Lot Size | 2 acres minimum |
| 2. Lot Width at Building Line | 200 feet minimum |
| 3. Lot Width at Street Line | 100 feet minimum |
| 4. Lot Coverage | 80% maximum [Ord. 1-2000] |
| 5. Building Setback Line | 50 feet |

Setback line for gasoline pumps and service facilities gasoline and service facilities	30 feet minimum
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6. Side Yards and Rear Yard 50 feet minimum

7. [Reserved] [Ord. 2-2003]

8. Building Height. Seventy-five (75) feet maximum provided that for every one (1) foot of height in excess of thirty-five (35) feet there shall be two (2) feet added to each yard and setback requirement to the maximum of seventy-five (75) feet. [Ord. 2-2002]

9. On lots used for commercial purposes, commercial accessory buildings may be erected in side and rear yards, provided that they meet the same setback requirements as the primary building.

10. Heights in excess of the thirty-five (35) foot maximum may be granted upon the application to the Board of Supervisors for a conditional use subject specifically to the standard that the height will not create a health or safety problem, that the additional height would not interfere with the nature of the surrounding construction and atmosphere in the area for which the greater height is sought that the increased height of the building would not detract from the rural character of the neighborhood. [Ord. 2-2002]

(Ord. 1-71, 3/2/1971, §901; as amended by Ord. 6/24/1987, 6/24/1987; by Ord. 1-2000, 6/14/2000; by Ord. 2-2002, 6/12/2002; and by Ord. 2-2003, 2/12/2003)

§902. General Standards. The following limitations shall be applied to any use permitted in this district:

1. No goods shall be displayed in any open area.

2. No odors shall be emitted which are perceptible at the lot boundaries.

3. No glare shall be allowed which is perceptible at the lot boundaries.

4. No loading shall be permitted in the area between the building and any street line.

5. Noise emanating from a use shall not exceed the level of ordinary conversation at the lot boundaries. Short, intermittent noise peaks may be permitted, if they do not exceed normal traffic noise peaks at any point on the lot boundaries.

6. Signs shall be in accordance with Chapter 19, Part 1.

7. where feasible, install all utilities underground.

8. Recognize that subdivision and building permits shall be granted only after following procedures established in Chapter 22 of this Code.