

- CODE OF THE COUNTY
Chapter 23 - ZONING
ARTICLE 6. - ZONING DISTRICTS
DIVISION 18. COMMERCIAL 2 (C-2) DISTRICT

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Sec. 23-6.18.1. Purpose and intent.

The purpose of the commercial 2 (C-2) district is to provide for areas of general commercial activity in the county to meet local and regional commercial needs of the county at medium intensity.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.2. Permitted uses.

The following uses may be established as permitted uses in the commercial 2 (C-2) district, subject to site plan approval:

- (1) Accessory uses as permitted by article 5, division 3 of this chapter;
- (2) Adult day care center;
- (3) Amusement arcade;
- (4) Animal shelter;
- (5) Antique shop;
- (6) Art and craft studio;
- (7) Assisted living facility;
- (8) Auction establishment;
- (9) Billiards/pool hall;
- (10) Business service and supply service establishment;
- (11) Car wash;
- (12) Child care center;
- (13) Civic, social or fraternal facility;
- (14) Community center;
- (15) Contractor's offices and shop;
- (16) Convenience store;
- (17) Convent, monastery, seminary and nunnery;
- (18) Cultural center, museum or similar facilities;
- (19) Eating establishment;
- (20) Eating establishment, carry out/fast food;

- (21) Financial institutions;
- (22) Funeral home;
- (23) Garden center;
- (24) Hospital;
- (25) Hotel, motel;
- (26) Indoor commercial recreation/athletic facilities;
- (27) Live entertainment, indoor;
- (28) Medical care facility;
- (29) Micro-brewery, winery, cidery, distillery;
- (30) Miniature golf;
- (31) Nursing home;
- (32) Offices;
- (33) Personal service establishments;
- (34) Place of worship;
- (35) Private school;
- (36) Public facility/use;
- (37) Public school;
- (38) Quasi-public park, playground, athletic field and related facilities;
- (39) Repair service establishment;
- (40) Retail sales establishment;
- (41) Scientific research and development establishment;
- (42) Shopping center;
- (43) Theater;
- (44) Vehicle light service establishment;
- (45) Veterinary hospitals/services.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-152, 1-8-13; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.3. Special uses.

The following uses may be established as special uses in the commercial 2 (C-2) district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Above ground fuel storage tanks exceeding one-thousand (1,000) gallons;
- (2) Building materials yard;
- (3) Bus station/depot/terminal;
- (4) Civic and sports arena;

- (5) College or university;
- (6) Data Center;
- (7) Dormitory, fraternity, sorority houses, or other similar residence halls;
- (8) Fuel dispensing service;
- (9) Heavy equipment and specialized vehicle sale, rental and/ or service establishments;
- (10) Helistops;
- (11) Live entertainment, outdoor;
- (12) Mini-warehousing establishment;
- (13) Outdoor sports and recreation, commercial;
- (14) Parking, commercial off-street, as a principal use;
- (15) Public utility, light;
- (16) Railroad station/depot/terminal;
- (17) Rooming/boarding houses;
- (18) Telecommunications tower;
- (19) Establishing a permitted use as specified in section 23-6.18.2 or special use as specified in section 23-6.18.3 with a building exceeding the height limitations set out in section 23-6.18.6(1);
- (20) Vehicle major service establishment;
- (21) Vehicle sale, rental and ancillary service establishment, small scale;
- (22) Vehicle sale, rental and ancillary service establishment, large scale;
- (23) Wetland mitigation bank;
- (24) Wholesale trade establishments;

(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-97, 10-23-01; Ord. No. 24-104(Errata), 3-11-03; Ord. No. 23-152, 1-8-13; Ord. No. 23-160(2), 9-22-15; Ord. No. 23-174, § 1, 11-28-17; Ord. No. 23-190, § 2, 12-9-25)

Sec. 23-6.18.4. Development standards: Use limitations.

1. The outdoor storage, loading and display of goods shall be limited to the area or areas so designated for those uses on an approved site plan.
2. All refuse shall be contained in completely enclosed facilities.
3. All outdoor storage and loading areas, parking of construction equipment, construction vehicles, tractors and/ or trailers of tractor- trailer trucks shall be screened from the public right-of-way view by site design, enclosure, or vegetation.
4. Above ground storage tanks for the storage of liquid or pressurized fuel for sale shall not exceed one-thousand (1,000) gallons. Above ground storage tank size may be increased above one-thousand (1,000) gallons if permitted by the board of supervisors in accordance with the provisions of section 23-6.18.3.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-152, 1-8-13; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.5. Lot size requirements.

1. Minimum lot area: Twenty thousand (20,000) square feet.
2. Minimum lot width: One hundred (100) feet.
3. The lot size requirements do not apply to development in accordance with an approved generalized development plan (GDP). The board of supervisors may waive or modify the lot size requirements by special use.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.6. Bulk regulations.

1. Maximum building height: Fifty-five (55) feet subject to increase as may be permitted by the Board of Supervisors in accordance with the provisions of section 23-6.18.3.
2. Minimum yard requirements.
 - A. Front yard: Thirty (30) feet.
 - B. Side yard: No requirement.
 - C. Rear yard: Twenty (20) feet.
 - D. Development in accordance with an approved generalized development plan (GDP) shall be subject to the minimum yard requirements only with respect to development along its peripheral lines and in such cases parking lots shall be located no closer than thirty (30) feet to any public street or highway right-of-way.
3. Maximum floor area ratio: 0.70.
4. The Board of Supervisors may waive or modify the floor area ratio limitations by special use.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-84, 2-22-00; Ord. No. 23-104, 3-11-03; Ord. No. 23-104(Errata), 3-11-03; Ord. No. 23-105, 6-24-03; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.7. Open space.

- (a) Fifteen (15) percent of the gross area shall be landscaped open space. As used herein, "gross area" refers to either the total parcel area or, where applicable, the total aggregate land area subject to an approved generalized development plan.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-105, 6-24-03; Ord. No. 23-160(2), 9-22-15)

Sec. 23-6.18.8. Additional requirements.

1. General development standards: Refer to article 5.
2. Landscaping and screening: Refer to article 5, division 5.
3. Off-street parking: Refer to article 5, division 9.
4. Signs: Refer to article 5, division 8.

5. Curb, gutter and sidewalk: Refer to article 5, Design Standards Manual.
(Ord. No. 23-66, 10-24-95; Ord. No. 23-79, 4-13-99; Ord. No. 23-160(2), 9-22-15)