SECTION 21. GENERAL COMMERCIAL OR "C-2" Districts

A. GENERAL DESCRIPTION: The purpose of this District is to provide appropriate locations for intensive commercial activities. General Commercial Districts are generally centralized within the community and located on major or arterial streets.

B. USES PERMITTED: The following list is representative of general commercial uses which are permitted on a parcel in a General Commercial Zoning District:

- Adult Day Support Centers licensed by the State
- General office
- Retail sales and services conducted within a building
- Restaurant without drive-thru service
- Bed and breakfast inn
- Bar
- Laundromat when hooked up to a community sewer system
- Rest home
- Auto service station (see Special Regulations in Section 30)
- Auto repair shop
- Car wash
- Parking lot
- Second hand sales store
- Undertaking establishment
- Theater
- Mini storage when all storage is within a building
- Recycling when completely enclosed in a bldg.
- "Hotel / Motel of ten (10) units or less, hooked up to a community sewer system"
- Ordinance No. 315-711
- Other uses found to be similar as determined by the Planning Commission

Bb. USES PERMITTED SUBJECT TO FIRST SECURING A PLANNING DIRECTORS USE PERMIT: (ORDINANCE NO. 315-580) A single-family use provided said use is located on the second story or above or in the rear one-half of any commercial structure and accounts for no more than 25% of the gross square footage of said structure.

C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT:

- Church
- Laundromat when located in a non-sewered area.
- Storage warehouse
- Equipment rental yard
- Restaurant with drive-thru service
- Financial institution with drive-thru service
Auto sales
Contractors yard
Private club

C. USES PERMITTED SUBJECT TO FIRST SECURING A USE PERMIT CON’T:

Outdoor storage or sales associated with any of the uses listed in Section B
Recycling with outdoor storage
“Hotel / Motel over ten (10) units or Hotel / Motel not hooked up to a community
sewer system” Ordinance No. 315-711
Lumber yard
Wholesale distributor
Welding or machine shop
Card room
Residential caretaker unit  (See Special Regulations in Section 30(L) (Ordinance
No. 315-580)

D. FOR SUBDIVISION PURPOSES, THE MINIMUM PARCEL SIZE REQUIRED:  The
minimum lot area shall be no less than 10,000 square feet.

E. MINIMUM LOT WIDTH:  Each lot shall be not less than seventy-five (75) feet wide.

F. BUILDING HEIGHT:  The maximum building height shall be twenty-five (25) feet.

G. FRONT YARD SETBACK:  The front yard setback shall have a minimum depth of ten
(10) feet unless the two nearest General Commercial zoned lots on the same street and
block have less than a ten (10) foot average setback.  In this case the setback shall be the
average of the setback of these two nearest structures.

H. INTERIOR SIDE YARD SETBACK:  The interior side yard setback shall be a minimum
of five (5) feet, unless the side yard abuts a Commercial or Industrial zoned parcel in
which case there are no setback requirements.

I. EXTERIOR SIDE YARD SETBACK:  The exterior side yard setback shall be a
minimum of ten (10) feet.

J. REAR YARD SETBACK:  The rear yard setback shall be a minimum of five (5) feet
unless the rear yard abuts a Commercial or Industrial zoned parcel in which case there are
no setback requirements.

K. MAXIMUM LOT COVERAGE:  No maximum.
L. **DRAINAGE:** A Drainage Plan shall be submitted to the Department of Transportation for review and approval prior to issuance of building permit(s).

M. **ENCROACHMENT PERMIT:** Encroachment permits shall be obtained from the Department of Transportation prior to the issuance of building permits when projects create a new entrance onto a public road.