

SECTION 11

GENERAL COMMERCIAL DISTRICT (C-2)

- 11.1 General Description. This commercial district is intended for the conduct of personal business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.
- 11.2 Uses Permitted.
- 11.2.1 All uses permitted in C-1 Neighborhood Commercial District.
 - 11.2.2 Hardware and household appliances sales and repair stores.
 - 11.2.3 Clothing and accessory goods stores.
 - 11.2.4 Furniture and home furnishings stores.
 - 11.2.5 Gift and book stores.
 - 11.2.6 Jewelry and watch repair stores.
 - 11.2.7 Sporting goods and photo supply stores.
 - 11.2.8 Variety stores.
 - 11.2.9 Financial institutions.
 - 11.2.10 Public recreation and assembly halls, including clubs, lodges, bowling alleys, theaters, billiard or pool parlors.
 - 11.2.11 Hotels, motels and tourist homes.
 - 11.2.12 Newspaper plants and printing shops.
 - 11.2.13 Automobile service stations, provided storage tanks are underground.
 - 11.2.14 Accessory wholesale and service uses necessary to convenience of general public subject to conditions deemed appropriate by Board of Adjustment to insure conformity to the intent of the Ordinance.

- 11.2.15 Any other store or shop for retail trade or for rendering personal, professional or business service which does not produce more noise, odor, dust, vibration, blast or traffic than those enumerated above.
- 11.3 Building Height. No building shall be erected or enlarged to exceed thirty-five (35) feet or two and one-half (2-1/2) stories in height.
- 11.4 Area Regulations. There are no specific front or side yard requirements for uses other than dwellings.
- 11.5 Parking Requirements. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.
- 11.6 Loading Zone. See Supplemental Regulations on Off-Street Automobile and Vehicle Parking and Loading.
- 11.7 Uses Permitted on Review. Those activities that require outdoor display of goods or items for sale, including but not limited to the following:
- 11.7.1 Boat sales.
 - 11.7.2 Farm implement and machinery sales.
 - 11.7.3 House trailer sales.
 - 11.7.4 Metal and wood fencing, ornamental grillwork and decorative wrought iron work and play equipment sales.
 - 11.7.5 Monument sales.
 - 11.7.6 New and used car and truck sales.
 - 11.7.7 Prefabricated house sales.
 - 11.7.8 Trailers for hauling, rental, and sales.
 - 11.7.9 Nursery and garden sales.
 - 11.7.10 Car wash.
 - 11.7.11 Amusement enterprises.
 - 11.7.12 Garages.
 - 11.7.13 Drive-in restaurants or theaters.
 - 11.7.14 Bus terminals.

11.8 The above enumerated uses shall comply with the following provisions:

- 11.8.1 All open storage and display of merchandise, material, and equipment shall be so screened by ornamental fencing or evergreen planting that it cannot be seen by a person standing on ground level in a residential district when located to the side or rear of the lot on which said open storage or display occurs; provided, however, that screening shall not be required in excess of seven (7) feet in height. All planting shall be kept neatly trimmed and maintained in good condition at all times. Merchandise and materials which are not completely assembled or which are not immediately and actively being offered for sale shall, in addition to complying with the above screening requirements, be so screened by ornamental fences or evergreen planting or by permanent buildings that it cannot be seen from a public street.
- 11.8.2 All yards unoccupied by buildings or merchandise or used as trafficways shall be landscaped with grass and shrubs and maintained in good condition the year round.
- 11.8.3 All of the lot used for parking of vehicles or for the storage and display of merchandise and all driveways used for vehicle ingress and egress shall be paved with a sealed surface pavement and maintained in such a manner that no dust will be produced by continued use.
- 11.8.4 All servicing of vehicles and assembly of equipment carried on as an incidental part of the sales operation shall be conducted within a completely enclosed building.
- 11.8.5 Driveways used for ingress and egress shall not exceed twenty-five (25) feet in width, exclusive of curb returns.
- 11.8.6 Outdoor lighting, when provided, shall have an arrangement of reflectors and an intensity of lighting which will not interfere with adjacent streets, and shall not be of a flashing or intermittent type.