

**Sec. 30-53-2. Permitted uses.**

Permitted uses shall be as listed in section 30-79.

**Sec. 30-53-3. - Site development regulations.**

**General standards.** For additional, modified, or more stringent standards for specific uses, see article IV, Use and Design Standards.

**(a) Minimum lot requirements:**

**(1) Lots served by private well and sewage disposal system:**

- a. Area: One (1) acre (Forty-three thousand five hundred sixty (43,560) square feet).
- b. Frontage: One hundred (100) feet on a publicly owned and maintained street.

**(2) Lots served by either public sewer or water, or both:**

- a. Area: Fifteen (15,000) square feet.
- b. Frontage: Seventy-five (75) feet on a publicly owned and maintained street.

**(b) Minimum setback requirements:**

**(1) Front yard:**

- a. Principal structures: Thirty (30) feet, or twenty (20) feet when all parking is located behind the front building line.
- b. Accessory structures: Behind front building line.

**(2) Side yard:**

- a. Principal structures: Ten (10) feet on any one (1) side, with a combined total on both sides of at least twenty-five (25) feet.
- b. Accessory structures: Ten (10) feet behind the front building line, or three (3) feet behind rear building line.

**(3) Rear yard:**

- a. Principal structures: Fifteen (15) feet.
- b. Accessory structures: Three (3) feet.

**(4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.**

**(c) Maximum height of structures:**

**(1) Height limitations:**

- a. Principal structures: Forty-five (45) feet. Principal structures may exceed the principal structure height limitation provided a special use permit is approved in accordance with section 30-19
- b. Accessory structures: Fifteen (15) feet.

**(d) Maximum coverage:**

- (1) Building coverage: Fifty (50) percent of the total lot area.
- (2) Lot coverage: Eighty (80) percent of the total lot area.

(Ord. of 2-26-2001, App. A; Ord. of 9-13-2004)

**Sec. 30-54. - C-2 General commercial district.**

**Sec. 30-54-1. Purpose.**

The purpose of the C-2 district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. General commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population.

The C-2 district permits a wide variety of retail and service related uses. Site development regulations are designed to ensure compatibility with adjoining land uses.

*Sec. 30-54-2. Permitted uses.*

Permitted uses shall be as listed in section 30-79.

*Sec. 30-54-3. Site development regulations.*

*General Standards.* For additional, modified, or more stringent standards for specific uses, see article IV, Use and Design Standards.

(a) *Minimum lot requirements:*

- (1) Lots served by private well and sewage disposal system;
  - a. Area: One (1) acre (forty-three thousand five hundred sixty (43,560) square feet).
  - b. Frontage: One hundred (100) feet on a publicly owned and maintained street.
- (2) Lots served by either public sewer or water, or both:
  - a. Area: Fifteen thousand (15,000) square feet.
  - b. Frontage: Seventy-five (75) feet on a publicly owned and maintained street.

(b) *Minimum setback requirements:*

- (1) Front yard:
  - a. Principal structures: Thirty (30) feet, or twenty (20) feet when all parking is located behind the front building line.
  - b. Accessory structures: Behind front building line.
- (2) Side yard: None.
- (3) Rear yard:
  - a. Principal structures: Fifteen (15) feet.
  - b. Accessory structures: Three (3) feet.
- (4) Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(c) *Maximum height of structures:*

- (1) Height limitations:
  - a. Principal structures: Forty-five (45) feet. Principal structures may exceed the principal structure height limitation provided a special use permit is approved in accordance with section 30-19
  - b. Accessory structures: actual height of principal structure.

(d) *Maximum coverage:*

- (1) Building coverage: Fifty (50) percent of the total lot area.
- (2) Lot coverage: Ninety (90) percent of the total lot area.

(Ord. of 2-26-2001, App. A; Ord. of 9-13-2004)