

**3-9 GENERAL COMMERCIAL ZONE (C-2)**

**A. INTENT**

The purpose of this Zone is to provide sufficient space in appropriate locations for a variety of business, commercial and service activities. Such zoning is intended to be located at strategic locations along major highways and where there are adequate utilities to serve intense development.

**B. USES FOR THE ZONE**

The Permitted, Accessory and Conditional Uses for lots and structures are set forth in the Land Use Table (Table 1, Pg. 56).

**C. DIMENSION AND AREA REGULATIONS**

The regulations on the dimensions and area for lots and yards are set forth as follows:

1. Minimum Lot Size – 2.0 acres;
2. Minimum Lot Frontage – 100’;
3. Minimum Width to Length Ratio – 1:3 until 300’ of road frontage;
4. Minimum Front Yard Setback – 40’;
5. Minimum Side Yard Setback –10’; 40’ adjoining residential and industrial zones, 100’ adjoining agricultural zones
6. Minimum Rear Yard Setback –15’; 40’ adjoining residential and industrial zones, 100’ adjoining agricultural zones;
7. Maximum Lot Coverage – 0.85
8. Street Construction – New subdivision streets must intersect with government maintained roads with a minimum of 40 foot dedicated right-of-way and a minimum 18-foot paved road surface. To achieve street connectivity the Commission may approve secondary streets to intersect with other government maintained roads.

**ADDITIONAL STANDARDS THAT MAY APPLY**

Development Requirements, Pg. 73

Parking Standards, Pg. 89

Signage Standards, Pg. 97

Landscaping Standards, Pg. 103

Lighting Standards, Pg. 105

Building and Electric Permits, Pg. 117

Special Provisions, Pg. 143

- OUTDOOR STORAGE AND DISPLAY, Pg. 147
- REFUSE / GARBAGE DISPOSAL CONTAINERS, Pg. 148