

C-2: General Commercial

1. **Purpose.** To provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations. The C-2 District is appropriate in locations designated for the *commercial or commercial/industrial* future land use classifications in the GROWTH PLAN.
2. **Authorized Uses.** Table 3.5 lists the authorized uses in the C-2 District.
3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:
 - a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 2.0;
 - b. Minimum lot size shall be 0.5 acre, except where a continuous commercial center is subdivided, with pad sites or other shared facilities;
 - c. Maximum building size shall be 150,000 square feet, unless a Conditional Use Permit is issued.
4. **Street Design.** Effective and efficient street design and access shall be considerations in the determination of project/district intensity.
5. **Performance Standards.**
 - a. **Rezone.** Rezoning to C-2 shall not be permitted adjacent to any residential single family zone.
 - b. **Outdoor Storage and Display.** Outdoor storage and display areas are not allowed within the front yard setback. Permanent and portable display of retail merchandise is permitted.

| C-2 Summary | |
|-----------------|---------------------------|
| Primary Uses | General Retail & Services |
| Max. Intensity | 2.0 FAR |
| Max. Bldg. Size | 150,000 sq. ft. |

| Zoning District | Minimum Lot Size | | Minimum Street Frontage (ft.) | Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building) | | | Max. Lot Coverage (%) | Max. FAR | Max. Height (ft.) |
|---|------------------|-------------|-------------------------------|---|--------------------|---------------------------|-----------------------|----------|-------------------|
| | Area (sq. ft.) | Width (ft.) | | Front ⁽⁸⁾ (ft.) | Side (ft.) | Rear ⁽⁸⁾ (ft.) | | | |
| See Section | 3.2.B | 3.2.C | 3.2.D | 3.2.E | 3.2.E | 3.2.E | 3.2.F | 3.2.G | 3.2.H |
| Non-Residential Zoning Districts | | | | | | | | | |
| C-2 | 0.5 Acre | 50 | N/A | 15/25 | 0/0 ⁽⁵⁾ | 10/10 | N/A | 2.00 | 40 |

GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Some properties might also be subject to additional restrictions and/or overlay zones.

FOOTNOTES:

1. Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.
2. Minimum street frontage on cul-de-sac is 30 feet.
3. RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses; RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.
4. Maximum height is 40 feet if adjacent to any residential zoning district.
5. 10/5 foot setback if abutting a residential zone or use.
6. Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.
7. Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.
8. The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.
9. Maximum building height may be increased up to 65 feet if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of 50 percent of the resulting front yard setback area must be landscaped per Code requirements.