

## ARTICLE XVII

### GENERAL COMMERCIAL DISTRICT (C-2)

#### SECTION 1700 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide retail stores and personal services for the convenience of people in residential areas of Lamar County. It is also the intent of this district that commercial uses permitted in C-2 districts be limited to those in which services performed and merchandise offered for sale be conducted or displayed entirely within fully-enclosed buildings as defined by this Ordinance.

Uses permitted by conditional only in C-2 districts are those which generally generate more vehicular traffic than those permitted outright, such convenience stores, service stations, and fast food restaurants. These “convenience” type commercial uses need to be evaluated on a case-by-case basis, since some may not appropriate for location in a C-2 district without some attachment of conditions, such as rear parking, screening, special traffic control measures, etc.

#### SECTION 1701 - LAND USES PERMITTED

The following uses are permitted outright in C-2 districts subject to the regulations prescribed herein; C-1. Uses first permitted in C-3 districts shall not be allowed in C-2 districts:

- A.. Commercial uses in which services performed and merchandise offered for sale are conducted or displayed within fully-enclosed buildings, EXCEPT FOR THE DISPLAY OF SMALL ARTICLES (i. e., those that can generally be hand-carried by one or two persons) OUTSIDE THE COMMERCIAL USE.
- B. Offices of all types.
- C. Full-service restaurants, excluding fast food restaurants
- D. Public roads and highways (excluding Federal Interstate highways and scenic parkways, which are regulated as special uses in SU-1 districts.)
- E. Veterinary clinics and pet shops, excluding outside runs.
- F. Any other use which the Board of Supervisors determine to be of the same character and nature as those specifically permitted.

- G. Railroads or railroad facilities existing at the effective date of this Ordinance.

**SECTION 1702 - CONDITIONAL USES AND STRUCTURES AS PROVIDED UNDER SECTION 2805**

- A. Public or quasi-public facilities and utilities in compliance with Section 401.5 of this Ordinance.
- B. Food product carry-out and delivery stores.
- C. Convenience stores.
- D. Service stations/convenience car care establishments.
- E. Veterinary clinics and pet shops, including outside runs.
- F. Wireless communications facilities.
- G. Any retail business or service establishment which the Board determines to be of the same character and nature as those specifically allowed but not to include those uses which are first permitted in C-3 Highway Commercial districts.
- H. Proposed new railroads or railroad facilities NOT existing at the effective date of this Ordinance

**SECTION 1703 - DIMENSIONAL REQUIREMENTS**

1703.01 Maximum Building Height: 70 feet, unless greater height is approved by the Board of Supervisors.

1703.02 Minimum Lot Area:

- (a) Shopping centers: Three (3) acres.
- (b) Independent commercial uses: 30,000 square feet.

1703.03 Minimum Lot Width: feet as determined at the building setback line.

- (a) Shopping centers: 200 feet.

- (b) Independent commercial uses: 100 feet. For any lot having a width of less than 200 feet, there shall be no more than one access driveway per lot. For lots having a width of 200 feet or more, two access driveways may be provided for every 200 feet of street/road frontage. Interior circulation streets/frontage roads shall be provided for all commercial subdivisions approved after the effective date of this Ordinance.

1703.04 Minimum Yards: The minimum yard requirements for all uses permitted in a C-2 district shall be as follows:

1. Front yard: 35 feet. The front yard setback shall be a minimum of thirty-five (35) feet from any existing or proposed right-of-way line of any street or road. However, the first ten (10) feet of this setback shall be open landscaped area, with no parking permitted in this area.
2. Side yards and rear yards where NOT abutting a residential district or residential use: No side yard or rear yard required..
3. Rear yards where abutting ANY residential district or residential use: twenty-five (25) feet. Side yards where abutting ANY residential district or residential use: Side yards with no parking will be fifteen feet (15) feet and side yards with parking and/or drives can be (15) fifteen feet with buffering.