

ARTICLE 16. C-2 COMMERCIAL—GENERAL/HIGHWAY

Sec. 1601. Purpose.

C-2 (commercial—general/highway) districts are intended to establish and preserve business areas that are motor vehicle oriented, rather than pedestrian oriented. C-2 districts provide areas that are convenient and attractive for retail activities, business transactions, and services to the public designed primarily to meet the day-to-day shopping and service needs not only of residents of Lamar County, but of surrounding communities as well. The descriptions of the permitted uses listed below are categorized using the North American Industry Classification System (NAICS).

Sec. 1602. Determining if an area is suitable for inclusion within a C-2 district.

The factors contained in Section 410 of these regulations must be thoroughly considered by the planning commission, as well as the Lamar County Board of Commissioners, when determining in which zoning district an area of land is to be placed. This will ensure that rational, comprehensive planning principles are the basis upon which the decision is made. Land use decisions, which are based on sound planning principles, encourage the development and preservation of land use patterns that provide healthy and safe living conditions for the residents of Lamar County.

Sec. 1603. Boundaries of C-2 districts.

The official zoning map (Section 2301 of these regulations) shows the boundaries of all C-2 districts within Lamar County. Article 23 also contains additional information concerning the interpretation of district boundaries, amending boundaries, etc.

Sec. 1604. Permitted uses.

- (a) The following principal uses are permitted in C-2 districts:
- (1) Retail Trade
 - (2) Professional/Scientific/Technical Services
 - (3) Retail Food Services
 - (4) Indoor Arts/Entertainment/Recreational Facilities
 - (5) Repair Services
 - (6) Gas Stations
 - (7) Health Care and Social Assistance
 - (8) Educational Services
 - (9) Accommodations
 - (10) Religious Assemblies
 - (11) Off Street parking or parking garage for passenger vehicles only
 - (12) Utility substation meeting the following development standards:

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- a. Structures must be enclosed by a woven-wire fence at least eight (8) feet high, with the bottom of the fence either flush with the ground or with a masonry footing.
- (13) Local, State, and Federal Buildings
- (b) The following principal uses may be permitted as special exceptions in C-2 districts:
 - (1) Any use not listed above that is similar to the permitted uses or any use listed above that would exceed the maximum building size.
 - (c) The following accessory uses may be permitted in C-2 districts:
 - (1) Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 - (2) Manufacturing in connection with the principal retail business or service on the lot meeting the following standards:
 - a. Occupies less than forty (40) percent of the floor area;
 - b. Employs no more than five (5) persons. (The intent here is to assure that activities which are primarily manufacturing in nature are directed away from commercial areas and into manufacturing areas. Establishments with five (5) or fewer manufacturing employees in connection with a commercial activity are considered to be primarily commercial and compatible with a commercial district. Manufacturing activities with more than five (5) employees would be considered large enough to belong in a manufacturing district with other such uses rather than in a commercial district.)
 - c. Does not create any outside noise, dust, or fumes.
 - (d) The following accessory uses may be permitted as special exceptions in C-2 districts:
 - (1) Any use not listed above that is similar to the permitted uses.
 - (e) All accessory uses must meet the standards set forth in Section 504(c).
 - (f) All uses not permitted within C-2 districts by this section are specifically prohibited.

Sec. 1605. Development standards for C-2 districts.

In addition to the development standards contained in Article 4 of these regulations, the following standards are required within C-2 districts:

- (a) *Maximum floor area for all buildings on the lot:* 25,000 square feet.
- (b) *Minimum lot area:*
 - (1) *Unsewered areas without public water:* As specified by the Lamar County Health Department, but in no case less than eighty-seven thousand, one hundred twenty (87,120) square feet (two (2) acres); however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than two (2) acres (nonconforming) may nevertheless be developed with a use which is permitted within a C-2 district if approved by the Lamar County Health Department.
 - (2) *Unsewered areas with public water:* Forty-three thousand, five hundred sixty (43,560) square feet (one (1) acre); however, a lot of record lawfully existing at the time of passage of these regulations, and having an area of less than one (1) acre (nonconforming) may nevertheless be developed with a use which is permitted within a C-2 district.
 - (3) *Sewered areas with public water:* Forty-three thousand, five hundred sixty (43,560) square feet (one (1) acre) a lot of record lawfully existing at the time of passage of these regulations (nonconforming) may be developed with a use which is permitted within a C-2 district.

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- (c) *Minimum lot width and building site:*
- (1) For lots two (2) acres and less: 100 feet minimum lot width and building site
 - (2) For lots two (2) acres to five (5) acres: 200 square feet minimum lot width and building site
 - (3) For lots over five (5) acres: 300 feet minimum lot width and building site
- (d) *Minimum front yard:*
- (1) *Arterial streets/roads:* One hundred fifty (125) feet from the front property line.
 - (2) *Collector streets and other streets/roads:* One hundred (100) feet from the front property line.
- (e) *Minimum side yard:* Fifty (50) feet.
- (f) *Minimum rear yard:* Fifty (50) feet.
- (g) *Fire apparatus access:* Building and property must be designed to allow fire apparatus full access to all sides of the building
- (h) *Minimum vegetative buffer:* Twenty-five (25) feet for property lines adjacent to commercial and industrial uses; fifty (50) feet for property lines adjacent to agricultural and residential uses
- (i) *Maximum lot coverage by building, pavement, packed earth, and/or anything that prevents rainwater from making direct contact with trees or grass:* Fifty (50%) percent.
- (j) *Outside storage of materials:*
1. *Wares for sale must be kept orderly and maintained*
 2. *construction materials must be screened so as not to be seen from the road*
- (K) *Parking lots and other outside areas:* must be maintained and kept free of debris
- (i) Development standards common to most districts are listed under subsections 505(h)-(x).