

C

Commerce District

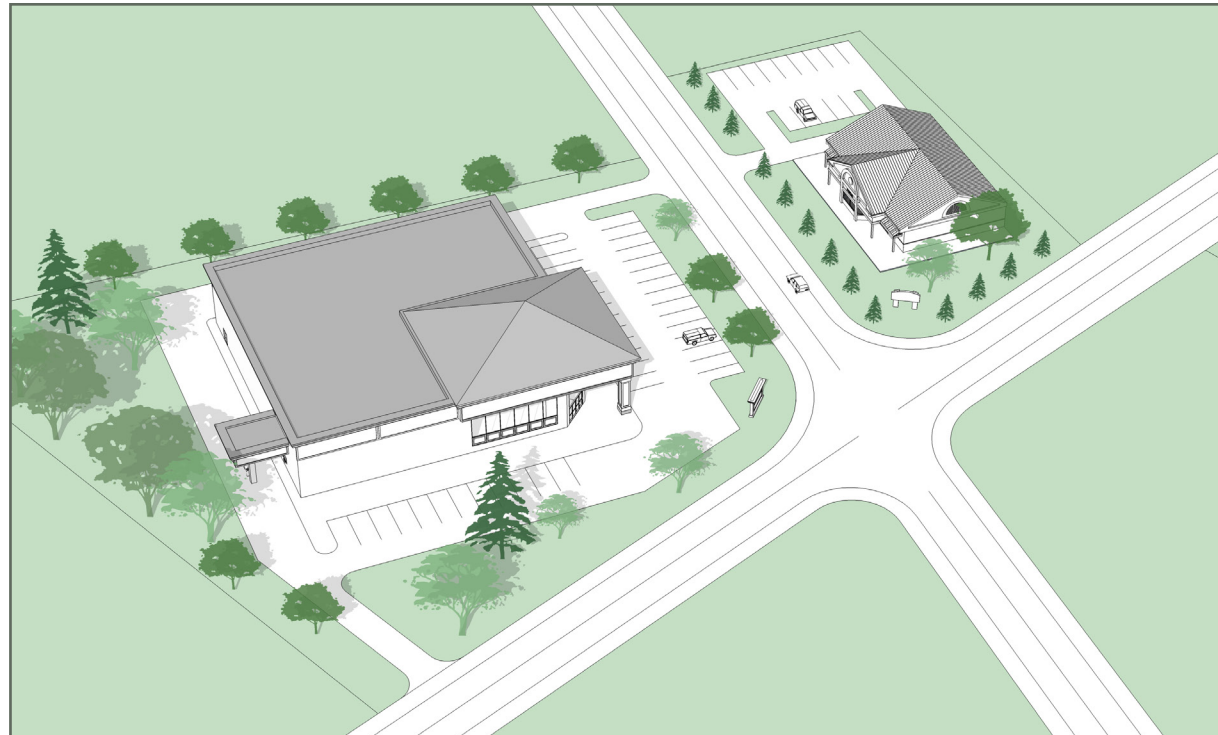


Figure II-6a: An illustration of a potential development in the Commerce District.

SECTION 6. COMMERCE (C) DISTRICT

6.1 Intent

The purpose and intent of the C District is to promote a broad range of commercial activities, such as retail, wholesale, and contracting activities that serve the local community. The uses are situated along rural roadways rather than central business districts and, therefore, this district intends to establish standards that address appearance, traffic control, landscaping, and reduction of impacts to adjacent properties. And, by maintaining adequate frontage standards, the C District aims to limit sprawl development. Existing structures are often located at intersections of roads and include surface parking in front, side, and/or rear yards. Truck parking and storage of materials is a frequent existing use of outdoor areas.

6.2 Uses

- A. Permitted uses and special exception uses for the C District are set forth in Table II-6.2a. Any use not listed is prohibited in the C District.
- B. Procedures and policies for special exception uses are set forth in Article VII.
- C. All uses are subject to the regulations set forth in this section along with all applicable regulations in Article III - Standard Specific to Uses and Article IV - Standards Generally Applicable to All Districts and Uses.
- D. In the C District, a lot may contain more than one principal use.
- E. In the C District, a lot may contain more than one accessory use.

Table II-6.2a: C District Uses	
Accessory Apartment	PA
Accessory Truck Parking	PA
Agriculture	PP
Automobile Service and Repair	PP
Boat Building and Sales	SEP
Building Material Sales	PP
Car Wash	PP
Circus or Carnival Amusement, Temporary	PP
Cottage Industry	SEP
Data Center	PP
Dwelling, One-Unit	SEP
Financial Institution	PP
Fire and Rescue Squad Station	PP
Home and Business Services	PP
Hotel or Motel	PP
Inn, Country	PP
Machinery and Equipment Sales	PP
Microbrewery	PP
Modular Building Sales	PP
Motor Vehicle Sales, Service, and Rental	PP
Offices	PP
Personal Wireless Facility	PP
Personal Wireless Facility (Co-located Existing Only)	PP
Personal Wireless Facility Tower	SEP
Public Use Building	PP
Radio and Television Tower	SEP
Recreational Facility	SEP
Restaurant (Without Drive-Through)	PP
Retail Business	PP, SEP
Retail Nursery or Greenhouse	PP

Table II-6.2a: C District Uses	
Construction Trailer, Temporary	PP
US-301 Corridor Use	PP
Veterinarian Hospital or Office	PP
School, Vocational or Trade	PP
School Bus Parking (3 or Fewer)	PA
School Bus Parking Lot	SEP
Shopping Center	SEP
Solar Energy System, Small	PA
Solar Energy System, Utility Scale	SEP
Storage of Office Supplies	PA
Temporary MET Tower	PA
Truck Parking Lot	SEP
Truck Stop	SEP
Truck Terminal	SEP
Wayside Stand (Vegetable and Agricultural Produce)	PP
Wind Energy System, Small	SEP, PA

Table II-6.2a: Regulatory table listing permitted principal uses (PP), special exception principal uses (SEP), permitted accessory uses (PA), and special exception accessory uses (SEA).

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6.3 Lot and Building Standards

Each lot or building hereafter established, erected, or materially altered in the C District must comply with the standards found in Table II-6.3a.

6.4 Sign Standards

- A. Up to two (2) signs may be in use at any time on a lot. No one sign may be of the same sign type as any other sign on the same lot.
- B. Standards for signs are set forth in Table II-6.4a. Additional sign regulations are set forth in Article IV.

6.5 Parking Standards

Parking standards for the C District are set forth in Table II-6.5a. Additional parking standards are set forth in Article IV.

6.6 Fence, Wall, and Gate Standards

- A. The height of any fence, wall, or gate may not exceed six (6) feet in the side or rear yard and may not exceed four (4) feet in the front or corner yard.
- B. The opacity of any fence or gate in the front or corner yard may not exceed fifty (50) percent.

6.7 Landscaping Standards

- A. A landscaping plan is required in accordance with Article IV.
- B. Streetscape shade trees are required in the front and corner yard areas within the foremost ten (10) feet, but not closer than three (3) feet to the street edge.
- C. Foundation landscaping is not required.

Table II-6.3a: C District Lot and Building Standards		Min.	Max.
Unit Area (sq. ft.)		350	-
Lot Frontage (ft.)		100	-
Principal Structure Front Setback (ft.)		50	-
Principal Structure Side Setback when Abutting Residential Use (ft.)		50	-
Principal Structure Side Setback when Abutting Non-Residential Use (ft.)		30	-
Principal Structure Rear Setback when Abutting Residential Use (ft.)		100	-
Principal Structure Rear Setback when Abutting Non-Residential Use (ft.)		40	-
Principal Structure Rear Setback when Abutting Industrial Use (ft.)		15	-
Principal Structure Waterfront Setback (ft.)		100	-
Principal Structure Height for Residential Uses (ft.)		-	38
Principal Structure Height for Non-Residential Uses (ft.)		-	45

Table II-6.3a: C District lot and building standards.

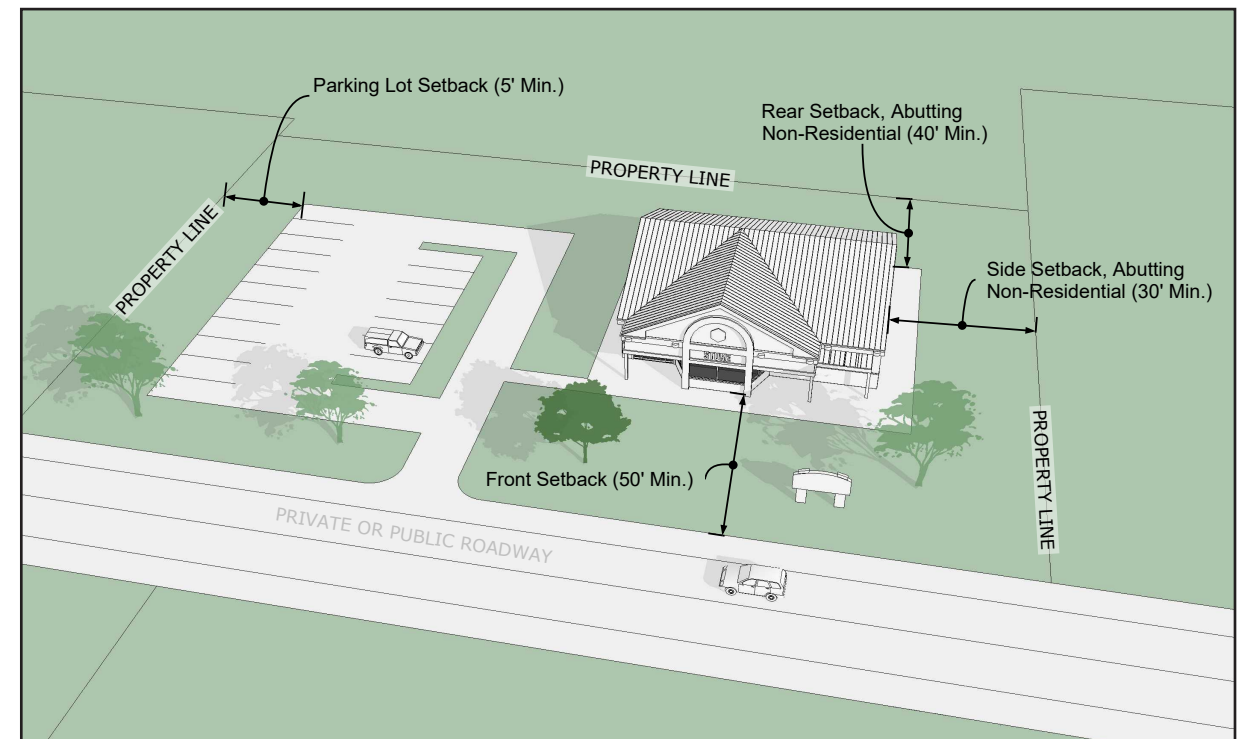


Figure II-6b: Regulatory graphic showing select lot and building standards in the C District.

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	Freestanding (Monument)	Freestanding (Non-Monument)	Wall (Including Marquee)	Projecting	Painted Wall	Awning	Temporary
Count (max. no. per vehicular entrance)	1		*				
Count (max. no. per lot containing a principal building)		1					
Count (max. no. per principal building)				1	1		
Count (max. no. per entrance)						1	
Sign Area (max. sq. ft.)	36	12		6	64	***	2
Sign Height (max. ft.)	8	8		18			3
Sign Clearance (min. ft.)				9			
Setback from Right-of-Way (min. ft.)	10	10	*				5
Angle to Facade (deg.)				90			
Extension beyond Facade (ft.)				3			
Lettering Dimension						****	
Materials	Brick, Stone, Masonry	Metal, Wood	*	Wood, Metal		Vinyl Face, Metal Supports	Vinyl Face, Metal Supports
Illumination	Direct	Direct	Goose-neck, Shadow	Permitted	Indirect	Direct	Not Permitted
Location			*				
Other					**		

Table II-6.4a: Regulatory table that sets forth sign standards for the C District.

(*) Wall signs may have a maximum area of 5% of the total facade but not more than 35% of height of facade measured from bottom to top of sign message; must be mounted on a raceway or painted directly on a wall; must conceal supports and wiring from public view; must be flush with wall and not protruding more than 2 feet from wall, or 4 feet if marquee sign.

(**) No off-site advertising.

(***) Sign area must be no larger than 75% of the area of the valance portion of the awning and 25% of the area of the sloping portion of the awning.

(****) Lettering may not exceed 16 inches in height on the valance portion of the awning and 8 inches in height on the sloping portion of the awning.

	Min.	Max.
Parking Location	Up to 20% of spaces in front yard; remainder in side and/or rear yard	
Parking Orientation Permitted	Angled, Perpendicular, Parallel Only	
Parking Space Dimensions (ft.)	9 X 20	-
Drive Aisle Width (ft.)	12	14
Curb Cuts (no. per street frontage)	-	2
Parking Lot Front Setback (ft.)	10	-
Parking Lot Setback from Adjacent Property (ft.)	5	-
Parking Lot Setback from Major Arterial (ft.)	20	-
Driveway Setback from Any Lot Line (ft.)	10	-
Connection to Adjoining Parking Area	Permitted	
Loading Location	Rear Elevation	
Parking Interior Lighting	Required	
Parking Edge Lighting	Required	
Paving Surface Materials	Asphalt, Pervious Pavers, or Concrete	
Curbing	Required	
Parking Edge Landscaping	Required	
Parking Interior Landscaping	Required	
Bicycle Parking	Required	
Drive-Through Commerce	Permitted	
Walk-Up Commerce	Permitted	

Table II-6.5a: C District parking standards.