

ARTICLE 12. C-2 GENERAL COMMERCIAL

Sec. 1201. Purpose.

C-2 zoning 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 Pike County, but of surrounding communities as well. Off-street parking and minimum yards are required.

Sec. 1202. Boundaries of C-2 districts.

The official map (Section 2301 of this ordinance) shows the boundaries of all C-2 districts within Pike County. Article 23 also contains additional information concerning interpreting district boundaries, amending boundaries, etc.

Sec. 1203. Permitted uses.

A. The following principal uses are permitted in C-2 districts:

1. Any C-1 permitted use;
2. Indoor recreation, including, but not limited to, bowling alleys, theaters, pool rooms and game rooms; excluding indoor shooting ranges;
3. Restaurant;
4. Ambulance service;
5. Auction gallery;
6. Automobile wash;
7. Bus terminal;
8. Business or commercial school;
9. Community or regional shopping center;
10. Department store;
11. Drive-in configurations of any business otherwise permitted in this zoning district meeting the following development standards:
 - (a) Adequate off-street space must be provided for the maneuvering and storage of patrons' vehicles;
 - (b) No loud speaker system is allowed which can be heard at neighboring residential or motel properties;
 - (c) All lighting must be directed and shielded so as to light only the drive-in establishment;
12. Furniture store;
13. Museum and/or heritage center;

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14. Professional assembly and repair of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and assembly;
 15. Parking lot or structure;
 16. Pet shop;
 17. Printing, meeting the following development standards:
 - (a) Mechanical operation must not be visible from a road;
 - (b) No more than four employees are permitted;
 18. Radio and television station meeting the following development standards: transmission towers must be no more than 35 feet high;
 19. Stationery and office machine sales and service;
 20. Tire shop
 21. Upholstery shop;
 22. Wholesale store, not including establishments operated primarily as a warehouse. A wholesale store is distinguished from a warehouse as follows:
 - (a) It has at least one square foot of office, sales and display space for each square foot of warehousing space;
 - (b) The building is so arranged as to encourage walk-in trade;
 23. Daycare center meeting all state development standards.
 24. Co-location of a telecommunications antenna on an existing structure.
 25. Animal hospital or clinic meeting the following development standards: no outside runs or pens are provided;
 - B. The following principal uses are permitted as special use permits in C-2 districts:
 1. Animal hospital or clinic with outside runs or pens provided;
 2. Building and lumber supply establishment with outdoor storage of materials;
 3. Club or lodge;
 4. Flea market;
 5. Funeral home and any associated cemetery;
 6. Public, for profit cemeteries;
 7. Public pet cemeteries;
 8. Automobile service station which conducts major automotive repair; Automobile service station meeting the following standards:
 - (a) Major repair, body and fender work and painting are permitted;
 - (b) All structures and buildings, including storage tanks, but not including signs, must be set back at least 25 feet from all side and rear property lines which do not abut a public road right-of-way;

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- (c) All pumps, buildings and structures, including storage tanks, but not including signs, must be placed so as to maintain the minimum required front yard along the right-of-way line of any abutting road;
 - (d) Driveway curb cuts must be located at least 20 feet from the intersection of right-of-way lines of any road intersection;
 - (e) Driveway curb cuts must be designed and located so as to minimize interference with the flow of vehicular or pedestrian traffic;
- 9. Pawn shop;
 - 10. Greenhouse or nursery, including landscape service;
 - 11. Mortuary or crematorium;
 - 12. Outdoor amusement enterprise, including, but not limited to, pony riding, miniature golf, carnival or bazaar;
 - 13. Radio or television transmission tower over 35 feet high;
 - 14. Airport, public or commercial, paved or unpaved with the following development standards:
 - (a) All Federal Aviation Administration requirements must be satisfied;
 - (b) A plat must be submitted detailing the proposed location of the runway and any existing or proposed buildings; and
 - (c) A restaurant may be constructed on airport property, provided the restaurant complies with the following development standards:
 - (1) Must be located inside an existing or proposed building;
 - (2) Must meet all Pike County Environmental Health Department regulations; and
 - (3) Must have at least a minimum of 500 square feet.
 - 15. Telecommunications towers, meeting the requirements of Appendix I of the Pike County Code.
 - 16. Shooting range, indoor, meeting the following development standards:
 - (a) All indoor shooting ranges shall be of soundproof construction whereby the sound from the discharge of any firearm and the impact of any projectile shall not be plainly audible across any adjoining property line or at a distance of 50 feet from the building, whichever distance is greater.
 - (b) No piece of the projectile or target shall leave the building as a result of the activities taking place therein.
 - (c) All weapons brought into any indoor shooting range shall be in a case designed for the weapon such that no part of a weapon is visible while inside the case. Certified law enforcement officers in uniform are exempt from this requirement.
 - (d) All indoor shooting ranges shall comply with all local, state, and /or federal regulations related to indoor shooting ranges.
 - (e) A site plan shall be submitted to the County, which shows the location of buildings, parking, etc.
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- (f) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the County.
 - (g) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook.
 - (h) The National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) publication titled "Lead Management and OSHA Compliance for Indoor Shooting Ranges" shall be consulted in planning and constructing indoor shooting ranges.
 - (i) No service or sales of alcoholic beverages shall be allowed within the shooting range facility or on the shooting range property.
 - (j) The indoor shooting range shall be covered by accident and liability insurance, amount to be determined by Pike County.
17. Shooting range, outdoor, meeting the following development standards:
- (a) Outdoor shooting ranges shall be located on a minimum 25 acre parcel;
 - (b) All shooting areas shall be setback at least 200 feet from all property lines, including right-of-way lines;
 - (c) The outdoor shooting range shall be posted "No Trespassing-Danger-Shooting Preserve" at 200 foot intervals around the perimeter of the preserve property.
 - (d) A site plan shall be submitted to the County, which shows the location of shooting areas, parking, targets, backstops, etc.
 - (e) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the County.
 - (f) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook, including minimum height standards for earthen embankments behind shooting range targets.
 - (g) Outdoor shooting ranges shall be subject to pre-range lead testing and subsequent lead testing thereafter, and the range shall have necessary lead management and lead removal procedures in place.
 - (h) An accessory retail store is allowed in conjunction with the shooting range, but no service or sales of alcoholic beverages shall be allowed on the shooting range property.
 - (i) The outdoor shooting range shall be covered by accident and liability insurance, amount to be determined by Pike County.
- D. The following accessory uses are permitted as in C-2 districts:
- 1. Storage buildings
- E. All accessory uses must meet the following standards:
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1. They may not be located closer than five (5) feet to any property line.
 2. Accessory buildings not attached to the principal building must be located at least ten (10) feet from the principal building on the lot.
- F. All uses not permitted within C-2 districts by this section are specifically prohibited.

Sec. 1204. Development standards for C-2 districts.

In addition to the development standards contained in Article 12 of this ordinance, the following standards are required within C-2 districts:

A.	<i>Minimum heated floor area for buildings:</i>	One thousand (1,000) square feet.
B.	<i>Minimum lot area:</i>	
	1. <i>Unsewered areas:</i>	One (1) acre
	2. <i>Sewered areas:</i>	Twenty-one thousand seven hundred eighty (21,780) square feet
C.	<i>Minimum lot width at right-of-way:</i>	One hundred (100) feet.
D.	<i>Minimum front-yard setback:</i>	Fifty (50) feet.
E.	<i>Minimum side-yard setback:</i>	Fifteen (15) feet, but thirty (30) feet if a corner lot.
F.	<i>Minimum rear-yard setback:</i>	Twenty (20) feet.
G.	<i>Maximum building height:</i>	Thirty-five (35) feet

- H. *Sight distance:* Within thirty (30) feet of the pavement edge, plants cannot be of a type which will exceed a height of thirty (30) inches at maturity and/or a trunk diameter of four (4) inches. There may be some flexibility in regard to the maximum trunk diameter when protected by a guardrail or some other suitable type barrier beyond thirty (30) feet from pavement edge. Almost any type of planted vegetation is permissible.
- I. *Applicability to land and buildings:* No building, structure or land may be used or occupied, and no building or structure or part of a building or structure may be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations specified for the district in which it is located.
- J. *Every use must be on a lot:* No building or structure may be erected or use established unless upon a lot as defined by this ordinance.
- K. *Only one principal building per lot:* Only one (1) principal building and its accessory buildings may be erected on any lot, except for planned developments or as otherwise provided.
- L. *Open space not to be encroached upon:* No open space may be encroached upon or reduced in any manner except in conformity with the yard, setback, off-street parking spaces, and other such required development standards contained in the ordinance. Shrubbery, driveways, retaining walls, fences, curbs, and buffers (see definition in Article 2) are not considered to be encroachments of yards. Open space areas as required by this ordinance must be permanently maintained as open space in accordance with the requirements of this ordinance.

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- M. *Reduction of yards or lot area:* Except as otherwise provided in this ordinance, a lot existing at the time of passage of this ordinance may not be reduced, divided, or changed so as to produce a tract of land which does not comply with the minimum dimension or area requirements of this ordinance for the district in which it is located unless that reduction or division is necessary to provide land which is needed and accepted for public use.
- N. *Lots with multiple frontage:* In the case of a corner lot or double frontage lot, front yard setback requirements apply to all lot lines abutting a street.
- O. *Landlocked lots:* In the case of a landlocked lot (lot without direct access to a public street or road) lawfully existing as of the effective date of this ordinance, the property owner is entitled to one (1) building permit, as long as all of the following requirements are met:
1. No other principal building exists or is being constructed on the property.
 2. No other valid building permit has been issued prior to the effective date of this ordinance and is currently valid.
 3. The property was and continues to be under single ownership since the effective date of this ordinance.
 4. The property owner has acquired a thirty-foot easement to a city-, county-, or state-maintained street or road, and the easement has been duly recorded and made a part of the property deed.
 5. In the event the property is divided, no additional permits will be issued.
- P. *Flag (Panhandle) lots* are prohibited in the C-2 Zoning District.
- Q. *Yards and other spaces:* No part of a yard, other open space, off-street parking, or loading space required for another building may be included as a part of the yard, off-street parking, or loading space required for another building, except as specifically provided for in this ordinance.
- R. *Substandard lots:* Any lot existing at the time of the adoption of this ordinance, which has an area or a width which is less than required by this ordinance, is subject to the following exceptions and modifications:
1. *Single lots:* When a lot has an area or frontage, which does not conform with the requirements of the district in which it is located, but was a lot at the effective date of this ordinance, such a lot may be used for any use allowed in the zoning district in which it is located as long as all other requirements of this ordinance are met.
- S. *Encroachment on public rights-of-way:* No building, structure, service area, required off-street parking, or loading/unloading facility is permitted to encroach on public rights-of-way.
- T. *Physical design standards:* Minimum design standards for driveways, loading areas, and other such physical site improvements are contained in applicable development regulations of Pike County. Consult the administrative officer for specific requirements.
- U. *Off-street parking and service requirements:* Minimum standards for off-street parking and service requirements are contained in the Pike County Standard for Off-Street Parking (Article 27).
- V. *Other applicable development regulations:* Information concerning any other applicable development regulations may be obtained by consulting the administrative officer.
- W. *Signs:* Minimum design and location standards for signs are contained in the Pike County Sign Requirements (Article 25). Consult that article for specific requirements.
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