

Section 5-7 C-2 Secondary Business Zoning District Classification. This zoning district classification is designed primarily to accommodate a) existing developments of mixed commercial and light industrial uses, and b) certain commercial and light industrial uses compatible with one another but inappropriate in certain other zoning district classifications.

5-7-1 Permitted Uses: The following uses are permitted by right in the C-2 Secondary Business Zoning District Classification, provided that they meet all requirements of this Section and all other

Requirements established in this Ordinance: (*amended 09-04-97, 11-11-97, 05-14-98, 06-04-98, 04-10-03, 12-10-09, 01-08-15, 07-02-15*)

Accessory dwelling units subject to special requirements contained in Section 16-4, below (*added 04-10-03*)

Accessory uses & structures (*amended 04-10-03*)

Adult care centers registered with the NC Department of Human Resources

Animal hospitals & clinics so long as the use contains no outdoor kennels

Automobile car washes

Automobile sales & service establishments

Banks and other financial institutions

Bed & breakfast facilities

Business services

Congregate care facilities, subject to special requirements contained in Section 16-4, below

Construction trades facilities so long as the storage of equipment and materials is screened from view from public rights-of-way (*amended 04-10-03*)

Convenience stores with or without gasoline sales (*added 04-07-11*)

Cultural arts buildings

Dance and fitness facilities

Dry cleaning and laundry establishments containing less than 6,000 ft² of floor area

Farm equipment sales & service

Funeral homes

Golf driving ranges & par three golf courses

Greenhouses & nurseries, commercial (*added 04-10-03*)

Home occupations

Hotels and motels

Laundries, coin-operated

Microbreweries, subject to special requirements contained in Section 16-4, below (*added 07-02-15*)

Music and art studios

Neighborhood community centers (*added 05-06-99*)

Newspaper offices and printing establishments

Nursing homes subject to special requirements contained in Section 16-4, below

Offices, business, professional and public

Parking lots and parking garages

Parks
Personal services
Planned residential developments (minor), subject to the requirements of Article VII, below
Progressive care facilities subject to special requirements contained in Section 16-4, below
Public & semi-public buildings
Recreational facilities, indoors
Recreational facilities, outdoors, commercial
Religious institutions
Repair services, miscellaneous
Residential care facilities
Residential dwellings, single-family
Residential dwellings, two-family
Rest Homes, subject to special requirements contained in Section 16-4, below
Restaurants
Retail stores (*amended 12-10-09*)
Schools, post-secondary, business, technical and vocational (*amended 04-07-11*)
Schools, primary & secondary
Service stations
Signs, subject to the provisions of Article XIII
Telecommunications antennas, subject to special requirements contained in Section 16-4, below
Theaters, indoor
Wholesale businesses

5-7-2 Conditional Uses: The following uses shall be permitted in the C-2 Secondary Business Zoning

District Classification only upon issuance of a conditional use permit pursuant to Article X and shall

be subject to special requirements contained in Section 16-4, below: (*amended 09-04-97*)

Animal kennels

Automotive paint and body work (*added 04-04-13*)

Bus stations

Child care centers

Civic clubs & fraternal organizations

Light manufacturing (*added 2-4-99*)

Private clubs

Public utility facilities

5-7-3 Prohibited Uses. No development or redevelopment involving more than 50,000ft² of floor area

shall be permitted in the C-2 Zoning District Classification. (*amended 04-10-03*)

5-7-4 Dimensional Requirements: (*amended 10-11-95*)

Minimum Lot Area in Square Feet: 8,000 (6,000 for residential use)

Lot Area per Dwelling Unit in Square Feet: 6,000 for the first; 4,000 ft² for one additional dwelling unit in any one building

Minimum Lot Width at Building Line in Feet: None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.

Minimum Yard Requirements in Feet: Front: 15 except for structures containing dwelling units which shall have a minimum front yard of 20 feet.

Side: 5 (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten foot side yard setback is required.)

Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.

Maximum Height in Feet: 48

5-7-5 Special Uses. The following uses shall be permitted in the C-2 Secondary Business Zoning District Classification only upon issuance of a special use permit pursuant to Article VII and shall be

subject to special requirements contained in Section 16-4, below: *(amended 09-04-97)*

Day center *(added 01-08-15)*

Shelter facilities *(added 01-08-15)*

Telecommunications towers