

## **CHAPTER 9**

### **C-2 GENERAL COMMERCIAL DISTRICT**

#### **SECTION**

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#### **09.01. DISTRICT DESCRIPTION.**

This district is established to provide areas for those amusement, specialized sales, and travel accommodations, activities which depend on visibility from or proximity to automobiles or traffic, serve regional travelers, cater to local residents in vehicles, or provide services essential to the movement of vehicles in major ways. It is intended that such areas have properties with lot sizes, yards, performance and development standards sufficient to ensure that activities performed on any one lot will not unduly impede the flow of traffic, will not adversely affect activities of adjoining zones, and will not infringe on the efficiency of activities or customer attractiveness to adjacent lots. It is further intended to exclude those uses which are not necessary for service to traffic, which are not dependent on traffic, and which could reasonably be located elsewhere without contributing to congestion on the major roads.

#### **09.02. USES PERMITTED.**

The following uses and their accessory uses shall be permitted in the C-2 General Commercial District.

1. Any use permitted in the C-1 Business District, except apartments and multi-family dwellings.
2. Any retail business or service directly related to serving the needs of highway traffic provided they shall front on a major thoroughfare.
3. Any retail business or service customarily serving residential neighborhoods.
4. Agricultural implement, sales, service, and repair.
5. Drive-in theaters and restaurants and outdoor theaters provided they shall front on a major thoroughfare and also provided that the viewing screen of the drive-in or outdoor theater does not face the major thoroughfare whereby motorists on that thoroughfare would be distracted by the showing of a film.
6. Gasoline service stations, provided that all structures, including underground storage tanks, are placed not less than thirty (30) feet from any property line and

that such use shall front on a major thoroughfare. Points of access and egress shall be located not less than twenty (20) feet from the intersection of street lines.

### **09.03. USES PERMITTED ON APPEAL.**

In the C-2 General Commercial District, the following uses and their accessory uses may be permitted subject to appeal and approval of the Dayton Board of Zoning Appeals in accordance with the provisions of Section 16.07.

1. Truck stops.
2. Amusement parks, amphitheaters, ball parks or stadiums, fairgrounds, and group picnic grounds.
3. Wholesale and storage businesses including building and material yards.

### **09.04. USES PROHIBITED.**

All uses, except those uses or their accessory uses specifically permitted or permitted upon appeal and approved by the Dayton Board of Zoning Appeals are prohibited.

### **09.05. DIMENSIONAL REGULATIONS.**

The following requirements shall apply to all uses permitted in this district:

1. Lot Area:
  - a. For those areas served by a sanitary sewer system, there shall be a minimum lot area of not less than seventy-five hundred (7,500) square feet.
  - b. For those areas not served by a sanitary sewer system, the lot area requirements shall be determined by the planning commission based on recommendations of the Health Department, but in no case shall be less than fifteen thousand (15,000) square feet.
2. Front Yard:

The depth of the front yard shall be thirty-five (35) feet from any right-of-way.
3. Side Yard:

The width of any side yard which abuts a residence district shall be not less than twenty-five (25) feet. In all other cases each side shall be not less than fifteen (15) feet.
4. Rear Yard:

Each lot shall have a rear yard of not less than ten (10) feet; where a commercial building is serviced from the rear there shall be provided a rear yard of not less than thirty (30) feet; the depth of a rear yard which abuts a residential district

shall not be less than twenty-five (25) feet; where a commercial building is serviced from the rear and abuts residential property the depth of the rear yard shall not be less than forty-five (45) feet.

5. Lot Width:

Each lot shall have a width of not less than seventy-five (75) feet at the building line.

6. Height Restrictions:

No building or structure shall exceed four (4) stories or fifty (50) feet, except as provided in Section 15.03.

7. Buffer Strip:

Where a commercial building abuts a residential district at either the side or rear yard, a planted buffer strip of not less than ten (10) feet wide shall be provided.

**09.06. PARKING SPACE REQUIREMENTS.**

As regulated in Section 14.01.

**09.07. OFF-STREET LOADING AND UNLOADING.**

As regulated in Section 14.02.

**09.08. ACCESS CONTROL.**

As regulated in Section 14.03.

**09.09. SIGNAGE REQUIREMENTS.**

As regulated in Section 14.04.