



C-2 Highway Commercial

General Requirements:

- Minimum Lot Size is 10,650SF
- Maximum Structure Height is 45'
- Max. Driveway Width is 40'. If two or more drives adjoin to access the same property a safety island of 10' is required. Not more than two such driveways are permitted for each 100' of continuous frontage.

Accessory Structures:

- Height of structure must be less than primary use structure
- Sidewalls exceeding 10' require Zoning Board approval
- Structure must be located in the rear yard

Visibility Considerations:

- Triangular Shaded Areas must not have obstacles placed nor constructed features built which obscure visibility.

Off-Street Loading/Unloading:

- The requirements for each loading/unloading space are min. dimensions of 12' x 40' with a 14' height clearance
- Retail Business: 1 space per 5,000sf of floor area
- Wholesale/Industry: 1 space per 10,000sf of floor space

Other Considerations:

- Projection of roof overhangs, sills, cornices, and ornamental features may extend up to 2' into any required yard

REFERENCES:

- Sec. 707 (C-2)
- Sec. 801 Area, Yard, Height
- Sec. 1006 Proj. Open Space
- Sec. 1007 Corner Lots
- Sec. 1008 Corner Visibility
- Sec. 8-1 Fences
- Sec. 22-177 Non-Res Driveways
- Sec. 1012 Buffer Strips
- Sec. 1015 Off-Street Loading