

## CHAPTER 23

### C-2 RURAL SERVICE COMMERCIAL ZONE

Sections:

- 23.1.0 Purpose
- 23.2.0 Permitted uses
- 23.3.0 Permitted accessory uses
- 23.4.0 Conditional uses
- 23.5.0 Development standards

**23.1.0 PURPOSE:** The Rural Service Commercial Zone, C-2, provides for the location of small retail and retail-wholesale businesses and commercial services in rural areas for the convenience of county residents. The uses are intended to fit into farm and rural patterns of development without creating land use or traffic conflicts. This zoning classification is limited to those areas designated in the Comprehensive Plan as Rural Activity Center, Rural Settlement, or Agricultural Service Center.

**23.2.0 PERMITTED USES:** In the Rural Service Commercial Zone, C-2, the following uses are permitted:

- (1) Establishments for the sale of farm machinery and necessary parts and repairs, other than automobiles.
- (2) Establishments for the sales and services of irrigation supplies and repairs.
- (3) The operation and maintenance of retail establishments for the sale of feed, seed and commercial fertilizers for farm uses.
- (4) Garden shop or nursery.
- (5) Grocery store, fruit store, vegetable markets or bakery.
- (6) Bank.
- (7) Business or professional office.
- (8) Buildings and uses of a public works, public services, or a utility nature, but not including equipment storage or repair yards, warehouses, or related activities.
- (9) Automobile sales or service of automobiles; including the repairing, painting or upholstering of motor vehicles if there is no outside storage.
- (10) Car wash.
- (11) Veterinary Clinic/Animal Hospital.

**23.3.0 PERMITTED ACCESSORY USES.** Accessory uses and accessory buildings.  
See definitions for further reference.

**23.4.0 PERMITTED CONDITIONAL USES.**

- (1) Mobile Home Parks.
- (2) Multiple Family dwellings.
- (3) Mobile home used as an office or caretakers quarters.
- (4) Non-motorized recreational trails and similar facilities.
- (5) Mini-storage facilities.

- (6) Landscape gardening and storage area for equipment and materials.
- (7) The repairing, painting, or upholstering of motor vehicles if there is outside storage.
- (8) RV and/or boat storage facility.
- (9) Child day care/Mini day care center.

**23.5.0 DEVELOPMENT STANDARDS.**

- (1) Minimum lot area: Not required.
- (2) Lot Coverage: Dictated by parking requirements, setbacks and landscaping.
- (3) Minimum Yard Setbacks:
  - (a) See Site Design Standards Chapter for appropriate yard requirements.
- (4) Maximum building height:
  - (a) Fifty (50) feet, except a greater height may be approved by special permit.
- (5) Fences and Hedges: (See Landscaping and Screening Chapter).
- (6) Parking: (See Off-Street Parking Chapter).
- (7) Landscaping: (See Landscaping and Screening Chapter).