

---

**SECTION 10.2 RC (RURAL COMMERCIAL) ZONE**

**A. PERMITTED USES**

1. Auto repair shops and sale of new and used auto parts
2. Bakeries
3. Banks
4. Barber and beauty shops
5. Contractors' offices and storage areas
6. Drug stores
7. Farm equipment - sales and service
8. Food stores and supermarkets
9. Grain, feed and seed stores, including sale of fertilizers, garden supplies, etc.
10. Hardware stores
11. Lumber companies
12. Offices
13. Paint and wallpaper stores
14. Plumbing and heating and air conditioning offices and sale of fixtures
15. Police and fire stations
16. Post offices
17. Restaurants, excluding drive-ins
18. Service stations
19. Tobacco warehouses
20. Veterinarian offices, including small and large animal clinics

**B. ACCESSORY USES**

1. Customary accessory uses
2. Fences and walls
3. Signs, as regulated by Article XII

**C. AREA AND HEIGHT REGULATIONS: No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:**

1. Minimum lot area - Ten thousand (10,000) square feet
2. Minimum lot width at building setback line - Seventy (70) feet
3. Minimum front yard depth - Fifty (50) feet
4. Minimum side yard width - No restrictions except when adjacent to a street or other deeded right-of-way, then the required width shall be the same as required for a minimum front yard depth in this zone. When buildings abut each other, firewall construction, as required by the building code, shall be required. In the event a side yard is provided, it shall never be less than

fifteen (15) feet

5. Minimum rear yard depth - Fifteen (15) feet
6. Maximum building height - Forty (40) feet
7. In the case of this zone, more than one principal building, as defined herein, may be constructed on one lot

D. OTHER DEVELOPMENT CONTROLS

1. Off-street parking shall be provided in accordance with Articles XI of this ordinance.
2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within enclosed containers.
3. No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any residential zone.
4. Where any yard of any use permitted within this zone abuts a residential zone, a minimum yard requirement of fifty (50) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, as regulated by Section 9.17 of this ordinance.
5. No use producing objectionable odors, noise, or dust, shall be permitted within five hundred (500) feet from the boundary of any residential zone.
6. All business activity, including storage of materials, permitted in this zone shall be conducted either within a completely enclosed building or within an area screened from view in accordance with Section 9.17 of this ordinance, with the exception of off-street parking areas, and display of equipment for sale.
7. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use in this zone.