

SECTION 10.19 RC-2 (RURAL COMMERCIAL TWO) ZONE**A. PERMITTED USES**

1. Auto, truck, and construction equipment service and repair shops
2. Automobile detailing shop
3. Bakeries
4. Boat and other marine equipment service and repair shops
5. Contractor's offices, building construction, general contractor, plumbing, heating, air conditioning, painting, paper handling, decorating, electrical, masonry, stonework, landscaping, lawn maintenance, tile setting, plastering, carpentering, wood flooring, roofing and sheet metal, water well drilling, septic and other special construction trade offices, supply, storage and accessory storage yards, and related activities, including storage of general construction equipment and vehicles
6. Crating services
7. Drug stores
8. Dry cleaning and laundry facility
9. Farm equipment, sales and service
10. Food stores
11. Garden supplies
12. Grain, feed and seed stores, including sale of fertilizers, garden supplies, etc.
13. Hardware stores
14. Household and electrical appliance repair
15. Lumber companies
16. Machine tool shops
17. Offices
18. Pawn shops
19. Plumbers' offices and sale of fixtures
20. Police and fire stations
21. Post offices
22. Printing, engraving and related reproduction processes
23. Restaurants and taverns (excluding drive-ins)
24. Shooting range (indoor only)
25. Studios for professional work or teaching of any form of fine arts, photography, music, drama, or dance
26. Veterinarian offices, including small and large animal clinics
27. The following sales and/or service facilities:
 - a. Electrical machinery, equipment and supplies
 - b. Fountain and beverage dispensing equipment
 - c. Furniture, metal products and metal finishing, excluding the use of blast furnaces or drop forges
 - d. Musical instruments, toys, novelties, jewelry, rubber or metal stamps

- e. Office equipment
- f. Pottery and figurines, using only previously pulverized clay and kilns fired only with gas or electricity
- g. Textile products including canvas and burlap, clothing, cotton products, hosiery and knitting mills, rope, and twine

B. ACCESSORY USES

- 1. Customary accessory buildings and uses
- 2. Fences and walls, as regulated by Article XIII of this ordinance
- 3. Signs, as regulated by Article XIV of this ordinance

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 and loading and/or unloading shall be provided in accordance with Articles XI and XII of this ordinance.
- 2. No outdoor storage of any material (usable or waste) shall be permitted in this zone except within fenced and secured areas.
- 3. No lighting shall be permitted which would glare from this zone onto any dedicated street, or into any adjacent property.
- 4. Screening and landscaping shall be provided, as regulated by Section 9.17 of this ordinance. In no case shall the minimum planting strip be required to exceed the minimum setback requirement established for this zone.
- 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 and Article

XV of this ordinance, with the exception of off-street parking and loading and/or unloading 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.