

Worcester County Zoning and Subdivision Control Article

C-2 General Commercial District

§ ZS 1-210

<https://ecode360.com/14019708>

Purpose and intent. This district is intended to provide for more intense commercial development serving populations of three thousand or more within an approximate ten- to twenty-minute travel time. These commercial centers generally have higher parking demand and greater visibility. Consequently, design standards and careful attention to signage, landscaping, perimeter buffers, site layout and architectural design are imperative. Commercial structures and uses must be compatible with the community and the County's character. Strip commercial forms of development are strongly discouraged.

Permitted Principal Uses and Structures:

1. Motels and hotels.
2. Retail or service establishments. These include:
 - Retail businesses.
 - Personal service businesses.
 - Restaurants, fast-food restaurants, convenience food stores, bars and nightclubs, including entertainment and dancing, but not including dry nightclubs.
 - General and professional offices.
 - Indoor commercial recreation establishments, such as bowling alleys, arcades and theaters.
 - Doctors offices and clinics for human outpatient medical treatment.
 - Bakery, laundry or dry cleaning establishments.
 - Veterinary clinics or kennels, including outside pens and runways.
 - Self-service or full-service car washes.
 - Funeral homes.
 - Body piercing or tattoo establishments.
 - Commercial parking lots and parking garages.
3. Contractors' shops, wholesale establishments, warehousing, and storage. These include:
 - Contractors' shops, equipment and material storage yards, such as electrician, carpenter, plumber, HVAC, sheet metal, sign painting, printing, upholstery, furniture, painting or interior decorating, including retail sales, merchandise fabrication and repair.
 - Wholesale businesses, including packaging, warehousing, storage and distribution but excluding fuels and other flammable liquids or explosives.
 - Self-storage centers.
4. Vehicle, watercraft and equipment sales and service establishments. These include:
 - Automotive, farm implement, manufactured home, recreational vehicle, watercraft, truck or equipment sales, service or rental establishments, including fuel and parts sales.
 - Sale and repair of agricultural and seafood implements and supplies, fertilizer, grain and feed.
5. Manufactured homes for nonresidential uses, limited to the uses permitted in the C-2 District.
6. Nursing facilities and assisted living facilities.

7. Day-care centers.
8. Churches, temples and mosques.
9. Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type.
10. Public, private and commercial cultural, social and recreational areas and centers, including community centers, fraternal lodges, country clubs, marinas and boat landings.
11. Public and private (commercial and noncommercial) marinas and marine yards, including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, if screened from adjoining public road rights-of-way and properties, maintenance facilities for all types of hull, deck and interior repairs and painting and boat construction.
12. Biodiesel facilities, including compounding, blending and processing of biodiesel fuel within an enclosed structure not to exceed 5,000 square feet in gross floor area but not including any other refining or processing of by-products or ingredients.
13. Conversion of buildings or structures lawfully existing as of the date of this amendment to biodiesel facilities, including compounding, blending and processing of biodiesel fuel but not including any other refining or processing of by-products or ingredients.
14. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
15. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
16. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
17. Freestanding towers up to one hundred fifty feet and monopoles up to one hundred ninety-nine feet in height.
18. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
19. Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the C-2 District only.
20. Supported living facilities.

Special Exceptions:

1. Outdoor commercial recreation establishments. These include:
 - Swimming pools, water slides and water parks.
 - Miniature golf and golf driving ranges.
 - Batting cages.
 - Boat and personal watercraft rentals.
 - Skating rinks and skateboard parks.
 - Playing fields.
 - Racket clubs.
2. Drive-in theaters.
3. Dry nightclubs.
4. Landing, storage and processing facilities for seafood.
5. Single-family or multi-family dwelling units contained in, as a part of or attached to a principal commercial structure.
6. Dormitories.

7. Hospitals, sanatoriums and other institutions for human medical treatment.
8. Bulk storage or wholesaling of fuels and other flammable liquids.
9. Transportation stations or terminals (including truck, rail or watercraft).
10. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
11. Spray irrigation fields and storage lagoons for Class II effluent.
12. Dredge spoil disposal sites.
13. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
14. Heliports.
15. Large solar energy systems.
16. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the C-2 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.