

ARTICLE XVI  
**Regional Commercial Zones (RC)**

**§ 150-134. Purpose.**

The purpose of this district is to provide suitable locations for businesses that rely on a regional market area for customers. The uses permitted include a wide range of retail goods. The large minimum lot size encourages large uses or an integration of smaller ones. The areas designated for this zone have premium vehicular access and exposure around major interchanges of Route 30. Design standards are imposed to create an attractive, well-landscaped setting with abundant, convenient parking.

**§ 150-135. Permitted uses.**

Permitted uses shall be as follows:

- A. Offices (business and professional).
- B. Banks and similar financial institutions.
- C. Restaurants and taverns, but not including drive-through or fast-food restaurants or nightclubs.
- D. Retail sales of goods and services, including auto parts without installation.
- E. Theaters and auditoriums.
- F. Fast-food restaurants if within an enclosed shopping center or mall and no direct outside access to the restaurant is provided.
- G. Shopping centers and malls if located on one (1) common lot.
- H. Automobile parts stores and automobile service and repair facilities if accessory to a department or variety store if those criteria contained within § 150-312 have been satisfied.
- I. Medical and dental clinics. [Added 6-14-1990 by Ord. No. 90-06]
- J. Personal service business. [Added 6-28-2001 by Ord. No. 01-03]
- K. Alternative therapy office. [Added 6-28-2001 by Ord. No. 01-03]
- L. Commercial school. [Added 6-28-2001 by Ord. No. 01-03]
- M. Hospitals. (See §150-333.) [Added 6-28-2001 by Ord. No. 01-03]

- N. Shopping centers and malls located on two (2) or more contiguous lots. (See § 150-351.) [Added 6-28-2001 by Ord. No. 01-03]
- O. Drive-through and fast-food restaurants. (See § 150-324.) [Added 6-28-2001 by Ord. No. 01-03]
- P. Zoning lot reduction. (See § 150-357B.) [Added 3-24-1988 by Ord. No.88-02] [Added 6-28-2001 by Ord. No. 01-03]
- Q. Club warehouse stores. (See § 150-357.2.) [Added 12-9-1993 by Ord. No.93-15] [Added 6-28-2001 by Ord. No. 01-03]
- R. Home improvement and building stores. (See §150-332.) [Added 6-28-2001 by Ord. No. 01-03]
- S. Forestry. [Added 6-28-2001 by Ord. No. 01-03]
- T. Accessory uses customarily incidental to the above permitted uses.

**§ 150-136. Reserved<sup>1</sup>**

**§ 150-137. Special exception uses.**

Subject to the general criteria listed in § 150-302D, special exception uses shall be as follows:

- A. Methadone treatment facility. (See §150-357.3) [Added 6-28-2001 by Ord. No. 01-03]
- B. Hotels, including related dining facilities. (See §150-3334) [Added 6-28-2001 by Ord. No. 01-03]
- C. A communications antenna mounted on an existing public utility transmission tower, building or other structure, and a communications equipment building. [Added 4-9-1998 by Ord. No.98-06]
- D. Commercial recreation facilities (See §150-322) [Added 6-28-2001 by Ord. No. 01-03]

**§ 150-138. Minimum lot area.**

Unless otherwise specified, each use within this zone shall have a minimum lot size of five (5) acres. For the purposes of this section, a use can include several businesses that are developed in a coordinated fashion (e.g., joint parking lots, access drives, loading

<sup>1</sup> Editor's Note: Former § 150-136, Conditional uses, was repealed 6-28-2001 by Ord. No. 01-03.

areas, landscaping, signage, etc.) that functions as one (1) development site and satisfies all of those requirements imposed upon this zone.

**§ 150-139. Minimum lot width.**

Minimum lot width shall be three hundred (300) feet

**§ 150-140. Minimum setback requirements.**

Minimum setback requirements shall be as follows:

- A. Front yard setback. All buildings, structures (except permitted signs) and off-street loading areas shall be set back at least fifty (50) feet from the street right-of-way lines. Off-street parking lots shall be set back at least twenty-five (25) feet from street right-of-way lines.
- B. Side yard setbacks. All buildings and structures shall be set back at least fifty (50) feet from the side lot lines. Off-street parking lots and loading areas shall be at least twenty-five (25) feet from side lot lines, unless joint parking facilities are shared by adjoining uses. In such instances, one (1) of the required side yard setbacks can be waived for parking lots only.
- C. Rear yard setback. All buildings and structures shall be set back at least fifty (50) feet from the rear lot line. Off-street parking lots and loading areas shall be set back at least twenty-five (25) feet.
- D. Residential buffer strip. Any lot adjoining land within a residential zone shall maintain a seventy-five foot setback for buildings and structures and a fifty-foot setback for off-street parking lots and loading areas from the residentially zoned parcels. Such areas shall contain a fifty-foot wide landscape strip.

**§ 150-141. Maximum permitted height.**

Maximum permitted height shall be forty-five (45) feet.

**§ 150-142. Maximum lot coverage.**

Maximum lot coverage shall be seventy percent (70%).

**§ 150-142.1. Multiple permitted uses.**

Multiple permitted uses may be located in one (1) building located on one (1) lot of land.  
[Amended 6-28-2001 by Ord. No. 01-03]

**§ 150-143. Outdoor storage.**

No outdoor storage shall be permitted.

**§ 150-144. Off-street loading.**

Off-street loading shall be provided as specified in Article XXV of this chapter. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone nor any side of a building facing an adjoining street.

**§ 150-145. Off-Street parking.**

Off-street parking shall be provided as specified in Article XXIV of this chapter.

**§ 150-146. Signs.**

Signs shall be permitted as specified in Article XXVII of this chapter.

**§ 150-147. (Reserved) <sup>6</sup>**

**§ 150-148. Screening.**

A vegetative screen must be provided along any adjoining lands within a residential zone, regardless of whether or not the residentially zoned parcel is developed. (See Article XXVI.)

**§ 150-149. Landscaping.**

Any portion of the site not used for buildings, structures, parking lots, loading areas and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. A twenty-five-foot landscape strip shall be provided along all property lines. Such landscape strip can be waived for that portion of the site occupied by a joint parking lot shared by adjoining uses. (See Article XXVI.)

**§ 150-150. Dumpsters.**

Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided that such dumpsters are screened from adjoining roads and properties. All dumpsters shall be set back at least twenty-five (25) feet from all lot lines and fifty (50) feet from any adjoining residentially zoned property.

<sup>6</sup> **Editor's Note: Former § 150-147, Access drives, was repealed 8-14-1996 by Ord. No. 96-08. See now Ch. 42, Access Drives.**