Sec. 6-3-41. C-2 general commercial district.

(a) ***Purpose.*** The purpose of this district is to provide for commercial uses of the general type located along thoroughfares in all sectors of the city and county. Included within the provisions of the district regulations are the regional type commercial uses generally located on accessible sites with large service areas and parking.

(b) ***Permitted uses.***

(1) All permitted uses in the C-1 district and the C-3 district.

(2) Hotels and motels.

(3) Retail establishments excluded from the C-1 and C-3 districts, including automobile and truck sales and service (but not including salvage yards or junkyards), boat sales and service, farm equipment sales and service, building and plumbing supplies, tombstones, surplus materials and heavy machinery, motorcycle sales and service, and mobile home sales (mobile homes may be used as a sales office on a mobile home sales lot).

(4) Miniwarehouses. (Sec 6-3-117)

(5) Personal service establishments excluded from the C-1 and C-3 districts.

(6) Radio and TV stations.

(7) Bus and transportation terminals. (Sec 6-3-117)

(8) Veterinarian, animal hospital or kennel.

(9) Bottling works and beverage distribution.

(10) Fabricating and assembling establishments, provided the entire operation is enclosed within a building.

(11) Mechanical and repair service.

(12) Motor vehicle body shop.

(13) Tire recapping.

(14) Funeral home.

(15) Accessory uses and buildings customarily incidental to any of the uses listed in this subsection.

(16) Signs in accordance with subsection (c) of this section, pertaining to sign regulations.

(17) Outdoor advertising displays, provided, however, that outdoor advertising displays are prohibited from being constructed within plain view from the South Carolina Department of Transportation's right of way at any point along the following corridor: Beginning at the northern boundary of the city limits of the City of Greenwood on U.S. Highway 25 and proceeding on U.S. Highway 25 to the southern boundary of the city limits and beginning at the intersection of North Main Street (S-34) and Cambridge Avenue (S-29) and proceeding on S.C. Highway S-34 to the southern boundary of the city limits of the City of Greenwood. This is intended to include portions of U.S. Highway 25, S.C. Highway S-34, Montague

Avenue, Hampton Street, Calhoun Street, Main Street, North Main Street and South Main Street.

(18) Duplexes, townhomes and multiplexes. (Sec 6-3-37)

(19) Distribution centers.

(20) Multi-family residential uses and commercial uses are allowed within the same building only under the following conditions:

a. No residential use can be located on the ground floor (street level).

b. No residential use can be located on the same floor or level on which a commercial use is located. No commercial use can be located on the same floor or level on which a residential use is located.

c. Those portions of the building used for residential uses must have an entrance which is separate and distinct from the entrance to those portions used for commercial uses.

d. In addition to compliance with applicable parking regulations, parking areas for those portions of the building used for residential uses must be separate and distinct from parking areas for those portions used for commercial uses.

e. The density of the residential uses cannot exceed eight units per acre.

(c) ***Sign regulations.***

(1) Permanent signs for which a permit is not required: Same as C-1 district.

(2) Temporary signs for which a permit is not required: Same as C-1 district.

(3) Outdoor advertising display (applies to City of Greenwood only): A permit shall be required for an outside advertising display, which shall be issued provided the following conditions are met:

a. The structure does not exceed 350 square feet in area;

b. Structures are not placed closer than 500 feet to any other outdoor advertising display on the same side of the street or highway facing traffic heading in the same direction (this measurement shall not apply to include on-premises identification signs);

c. Structures shall not exceed 50 feet in overall height;

d. The outside limits of the outdoor advertising display shall be located no closer than 15 feet to the road right-of-way or five feet to any other property line, except when the bottom of the sign is 20 feet or more above the ground.

(4) Permanent on-premises identification signs for which a permit is required: One freestanding identification sign per lot for each 100 feet or fraction thereof of street frontage over 200 feet, provided such signs shall:

a. Not exceed 350 square feet in area;
b. Be placed at not less than 100-foot intervals
c. Have a maximum height of 40 feet; and
d. Be located no closer than five feet to the nearest property line.

(5) Flat, wall or surface signs are permitted on each structure in the C-2 district, provided they do not exceed 20 percent of the face of the structure on which they are placed.

(6) Temporary or portable signs for which a permit is required:

a. One temporary or portable sign per tax parcel; provided, however, in the case of a multiple business constituting a shopping or business center, one temporary or portable sign per 100 feet of road frontage is permitted. Such sign shall:

1. Not exceed 60 square feet in area;
2. Be located no closer than ten feet to the nearest property line;
3. Not have flashing lights or blinking lights; and
4. Meet all code and safety requirements of the governing authority.

b. A permit verifying compliance with the specifications set forth in subsection (c)(6)a of this section shall be obtained from the building official. It shall be unlawful for any person to use or allow to be used on his property a temporary or portable sign for which a valid permit has not been obtained, or which does not otherwise comply with the requirements for such signs.

c. Upon the payment of a permit fee of $20.00, permits shall be issued for a period of three months. Permits may be renewed for successive three-month periods upon the payment of an additional fee of $20.00 for each period. A holder of a signed permit shall have a seven-day grace period within which to renew his permit. However, the renewed permit shall run from the date the previous permit expired.

d. Any person convicted in magistrate's court or municipal court for violating any provision of this subsection (6) shall be ineligible to receive a new permit or to renew an existing permit for a period of six months commencing on the date the person first received notice of violation. In addition, any current permit issued for the sign which is being displayed in violation of this chapter shall be immediately revoked. The penalty imposed in this subsection shall be in addition to any other penalties imposed by this chapter.

e. Subsections (c)(6)a. through d. of this section shall not apply to political signs, except as provided by Ordinance No. 25-90 (section 9-1-1 et seq.) pertaining to political signs.

f. Any nonprofit association wishing to advertise a special event shall be granted restricted so as to allow the signs to be displayed for not more than one week prior to the event and to require the signs to be removed by no later than two days after the event is held. Any sign displayed pursuant to a permit issued under this subsection shall:

1. Not exceed 60 square feet in area;
2. Be located no closer than ten feet to the nearest property line;
3. Not have flashing lights or blinking lights; and
4. Meet all code and safety requirements of the governing authority.

g. No temporary or portable sign shall be allowed for any location with a permitted automatic changeable copy board.

(7) Billboards shall comply with the following conditions:

a. No portion of a billboard may be located closer than 500 radial feet from any site for which a permit for the erection of a billboard has been issued by the county building official, so long as that permit is valid.

b. The display area of a billboard shall not have a total surface area in excess of 300 square feet nor may the height of the display area exceed 12 feet nor may the length of the display area exceed 25 feet.

c. No portion of a billboard may extend higher than 25 feet above the surface of the closest road, extended horizontally along an imaginary plane to the site where the billboard is to be installed.

d. No portion of a billboard may be located closer than five (5) feet to any property line or right of way, extended upward in an imaginary plane from the ground.

(d) ***Development standards.***

(1) *Residential uses.* See permitted residential uses in the R-6 district. (Sec 6-3-37)

(2) *Commercial and other nonresidential uses.*

a. Minimum lot area: None.

b. Minimum yards:

1. Street: 30 feet.
2. Side: 0/10 feet.
3. Rear: 15 feet.

c. Maximum impervious surface ratio: 75 percent.

d. Maximum height of buildings: 50 feet.

e. Maximum height of signs: 40 feet.

(e) ***Offstreet parking and loading regulations***. See article H of this chapter.

(f) ***Bufferyard requirements.*** Minimum bufferyard requirements for and between permitted uses in this district and adjacent uses are set forth in article E of this chapter, pertaining to bufferyards.

(Ord. No. 13-86, § IV.J, 12-2-86; Ord. No. 9-87, § I, 4-21-87; Ord. No. 23-90, § I, 12-4-90; Ord. No. 3-91, 3-19-91; Ord. No. 24-99, 7-6-99; Ord. No. 22-01, § I, 12-4-01; Ord. No. 11-04, § 1, 5-4-04; Ord. No. 20-04, § 1, 9-21-04)