

ARTICLE XX

(RC) REGIONAL COMMERCE DISTRICT

Section 20.01 Purpose

The RC District is established to provide for the development of large commercial and quasi-industrial projects serving a primarily regional customer market, along with businesses directly serving such regional projects. Such projects are characterized by a mixture of large scale uses, large volumes of traffic and increased needs for accessibility and visibility from regional access thoroughfares. Central water and sewer shall be required for any project in the RC District.

Section 20.02 Permitted Uses

- A. Uses specified above in Section 19.02 A through L and 19.03 A through E of this Resolution .
- B. Multiple permitted businesses in an integrated physical setting such as a shopping center or office building.
- C. Administrative, professional or business offices.
- D. Commercial recreational facilities within an enclosed building, such as skating rinks, bowling alleys and physical fitness centers.
- E. Hotels and motels.
- F. Outdoor advertising, subject to the requirements of Section 31.05 of this Resolution.
- G. Similar uses, as determined by the Board of Zoning Appeals, in accordance with the provisions by Section 11.02.05 of this Resolution.

Section 20.03 Conditional Uses

- A. Retail stores featuring outdoor display and storage.
- B. Motor vehicle sales and service establishments, provided that any inoperable, unlicensed or unused vehicles stored or parked outside the principal buildings shall be subject to the requirements of Sections 20.04.11 below, if adjacent property is not located in the RC or I District.
- C. Facilities for the storage of personal or corporate property offered on a rental basis.