

5.8- C-2 CENTRAL BUSINESS COMMERCIAL DISTRICT

A. Intent. This District is intended to accommodate the major business and office concentration in Manning. It is characterized further by a variety of stores and related activities which occupy the central commercial area of Manning. This District is intended to be the single central business District of Manning and no other use of this District shall be utilized other than contiguously with the currently established C-2 District. Bulk regulations further reflect a more intense use and development pattern.

B. Permitted uses. The following uses are permitted in the C-2 District:

1. Business sales and services conducted entirely within the building including those with incidental manufacturing or processing of goods or products. Outdoor kennels for animals, including but not limited to dogs, cats, rabbits and fowl are prohibited. (Amended by Ordinance No. 271)
2. Offices and clinics.
3. Churches and public owned and operated buildings and facilities.
4. Hotels and motels.
5. Multi-family dwellings except that fifty-one percent (51%) of the square footage of the first floor shall be business use. Said 51% shall be the portion nearest "Main" Street frontage.
6. Second story residential use.

C. Accessory uses.

1. Outdoor sales and service.
2. Private garages.
3. Parking Lots.
4. Temporary buildings for the use incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
5. Accessory uses customarily incidental to any permitted principal use.

D. Special Exceptions. Certain uses may be permitted in the C-2 District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

1. Service stations.
2. Manufacturing and warehousing if entirely enclosed within a building.
3. Parking ramps.
4. Warehousing.
5. Outdoor storage.

E. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the C-2 District.

1. Maximum height: the lesser of 4 stories or 60 feet.
7. Minimum lot width: 20 feet.
8. Minimum front yard: none
9. Minimum side yard: None, except if a side yard is provided it shall be a minimum of 6 feet.
10. Minimum rear yard: None, except if a side yard is provided it shall be a minimum of 6 feet.
11. Minimum lot area: None, unless used for solely residential purposes, then 6,000 square feet.

F. Off-Street Parking.

None required.

G. Off-street Loading. In the C-2 District, in connection with every building or part thereof hereafter erected, having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained in the same lot with such building, at least one (1) off-street loading space plus one (1) additional such loading space for each twenty thousand (20,000) square feet or major fraction thereof of gross floor area so used in excess of ten thousand (10,000) square feet.