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C-2 Highway Commercial District

This district is defined as certain areas that are primarily designed for citizens using the major highways that run through or around the city. The district is customarily located along the major arterial highways. This district may also provide retailing and personal services for the benefit of residents in nearby areas and nonresidents. Included also are certain functions, such as warehousing, that are compatible with the primary uses.

Examples: Quality Hardware-811 Randolph St. and Sheetz-1340 National Hwy.

Section 2. - Typical permitted uses

(See Article V, Sec. 2 of Zoning Ordinance for complete list)

Retail

Antiques
Arts and crafts supply
Bakery
Book and stationary stores
Clothing sales
Flower, plant sales
Furniture, retail sales
Hardware and building materials sales
Lock and gunsmiths
Coffee Shops
Ice Cream Parlor
Restaurants

Services

Barbershops
Cleaners and dyers
Dance Studios
Electrical shops
Public buildings, libraries, museums, art galleries
Printing or binding shop
Beauty parlors
Tailor shops

Office

Agencies, including but not limited to travel, brokers, insurance, loan, employment
Banks, savings and loan and similar financial institutions
Medical, dental, paramedical, chiropractor offices

Assembly

Athletic fields, recreational buildings, playgrounds
Auditoriums, indoor theaters, assembly halls, Catering establishments,
Clubs, lodges, community buildings, public or private nonprofit
Exhibition buildings, galleries or showrooms

Residential

Hotels, motels
Nursing homes, Hospitals, Homes for the aged

Minimum lot requirements

Minimum lot size requirements not applicable in commercial and industrial districts for permitted uses.

Minimum setback requirements

Front: 50 feet
Rear: 10 feet
Side: 10 feet

Maximum height of structure

50 feet

Maximum Lot coverage

No main building and permitted accessory buildings shall occupy more than 40 percent of the lot area.

Accessory Building Setbacks

Front: 50 feet
Rear: 10 feet
Side: 10 feet

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