

**ARTICLE 650  
“C-2” HIGH DENSITY COMMERCIAL DISTRICT**

**650.01 PURPOSE**

**650.02 PERMITTED PRINCIPLE USES** (*Amended 07-11-23*)

**650.03 PERMITTED ACCESSORY USES**

**650.04 SPECIAL PERMIT USES** (*Amended 07-11-23*) (*Amended 05-16-24*) (*Amended 07-08-25*)

**650.05 DEVELOPMENT STANDARDS**

**650.06 STORM DRAINAGE MANAGEMENT** (*Amended 10-11-22*)

**650.01 PURPOSE**

It is the intent of the C-2 High Density Commercial District to provide for a wide range of commercial uses, whose nature of business requires convenient automobile and truck access. Such uses must be accessible to the County, as well as the entire region and must be planned in a way to promote and protect commercial and working areas.

**650.02 PERMITTED PRINCIPLE USES**

Principal uses shall be limited to the following:

- A. Animal Veterinarian Clinic.
- B. Animal Veterinarian Hospital.
- C. Assembly Hall.
- D. Automobile Service Station.
- E. Automobile Washing or Detailing.
- F. Bed and Breakfast Establishment.
- G. Business or Professional Office.
- H. Childcare Center; see *Article 1700.17*.
- I. Club.
- J. Commercial Entertainment; Excluding Sexually Oriented Businesses; see *Article 1700.17*.
- K. Commercial Greenhouse.
- L. Commercial Recreational or Sports Facility.
- M. Family Restaurants.
- N. Farm Supplies Sales.
- O. Fast Food Restaurants.
- P. Financial Institution.
- Q. Funeral Home.
- R. Golf Course.
- S. Heavy Construction and Farm Equipment Sales, Lease, Rental, or Services. (*Amended 09-30-21*)

- T. Hospital.
- U. Hotel/Motel.
- V. Hotel with Conference Facilities.
- W. Kennels; see *Article 1700*.
- X. Medical Cannabis Dispensary. *(Amended 09-30-21)*
- Y. Medical Cannabis Grower. *(Amended 09-30-21)*
- Z. Medical Cannabis Laboratory. *(Amended 09-30-21)*
- AA. Medical Cannabis Processor. *(Amended 09-30-21)*
- BB. Medical or Dental Clinic.
- CC. Mixed Uses.
- DD. Multi-Tenant Development.
- EE. Personal Services.
- FF. Personal Storage Facility.
- GG. Professional Services.
- HH. Public and Institutional Buildings.
- II. Public Utility Building.
- JJ. Religious Places of Worship.
- KK. Restaurants.
- LL. Retail Business.
- MM. Pawnshops; *as defined in Article 1700.17Q*.
- NN. Towing Services. *(Amended 07-11-23)*
- OO. Truck, Large and Trailer Sales, Lease, Rental or Service; see *Article 1700*.
- PP. Warehousing.

**650.03 PERMITTED ACCESSORY USES**

The following uses shall be permitted as accessories to a principle use:

- A. Buildings, Uses or Structures Customarily Incidental to a Principal Permitted Use.
- B. Detached Garage, Carport, Storage Building.
- C. Drive Through.
- D. Private Recreational Facility.
- E. Satellite Dish.
- F. Signs.

**650.04 SPECIAL PERMIT USES** *(Amended 07-11-23) (Amended 05-16-24) (Amended 07-08-25)*

The following uses shall be permitted as regulated by Article 1100 - Special Permit Uses:

- A. Agriculture.
- B. Automobile Repair; Including Body and Paint Work.
- C. Automobile, Boats and Recreational Vehicles, Sales, and Service.
- D. Cemetery.
- E. Communication Towers; see Article 1700.
- F. Community Event Sign.
- G. Contractor and Building Supplies.
- H. Crematory.
- I. Duplex Dwelling.
- J. EDHO; see Article 1700.
- K. Educational Institution.
- L. Funeral Home with Crematorium.
- M. Helipad or Heliport; see Article 1700.
- N. Laydown Yard; see Article 1700.17. *(Amended 07-08-25)*
- O. Light Manufacturing.
- P. Liquor Store.
- Q. Movie Theater, Drive-In.
- R. Multi-Family Dwelling.
- S. Nursing Home; see Article 1700.
- T. Oil and Gas Operation, Exploration and Production; see Article 1700.
- U. Public and Private Parks.
- V. Recreational Vehicle (RV) Park. *(Amended 07-11-23)*
- W. Research and Development Laboratory.
- X. Restricted Accessory Parking Area.
- Y. Single Family Dwelling; Class A; see Article 1700. *(Amended 05-16-24)*
- Z. Tavern or Bar.
- AA. Townhouse.
- BB. Video Lottery Establishment; see Article 1700.

**650.05 DEVELOPMENT STANDARDS**

**A. Property Development Standards**

The following development standards shall apply to properties located within the “C-2” High Density Commercial District.

<b>“C-2” High Density Commercial District</b>	
Minimum Lot Area	<ul style="list-style-type: none"><li>▪ 6,600 square feet for single family dwelling.</li><li>▪ 4,500 square feet per dwelling unit for duplex; 9,000 square feet total.</li><li>▪ 2,800 square feet per dwelling unit for townhouse; maximum 12 dwelling units per acre.</li><li>▪ 20% green space required, not including setbacks, for multi-family dwelling.</li><li>▪ None for non-residential uses.</li></ul>
Minimum Lot Width at Building Setback Line	<ul style="list-style-type: none"><li>▪ 60 feet for single family dwelling.</li><li>▪ 45 feet per dwelling unit for duplex; 90 feet total.</li><li>▪ 100 feet for non-residential uses.</li></ul>
Maximum Lot Coverage	<ul style="list-style-type: none"><li>▪ 100% Impervious Surface Coverage</li></ul>
Maximum Height	<ul style="list-style-type: none"><li>▪ None; however, the West Virginia State Fire Code Regulations shall apply.</li><li>▪ 25 feet for accessory structures.</li></ul>
Minimum Front Yard Setback	<ul style="list-style-type: none"><li>▪ 20 Feet</li><li>▪ For a commercial use abutting a commercial use: if there are multiple frontages, then one (1) shall be the primary frontage with a setback of 20 feet and the remainder shall be secondary frontage(s) with setbacks(s) of 10 feet. The Planning Officer shall determine the primary and secondary frontages.</li></ul>
Minimum Side Yard Setback	<ul style="list-style-type: none"><li>▪ When abutting a Residential District:</li><li>▪ 5 feet principal use for up to two (2) Stories.</li><li>▪ 7 feet for three (3) Stories.</li><li>▪ For each story over three (3), an additional two (2) feet per story is required.</li><li>▪ None if commercial use abuts a commercial use.</li><li>▪ If there is no access to the rear of the property by a public right-of-way, at least one side setback shall be a minimum of ten (10) feet for emergency access.</li><li>▪ 5 feet accessory use.</li></ul>
Minimum Rear Yard Setback	<ul style="list-style-type: none"><li>▪ 20 feet principal use when abutting a Residential District.</li><li>▪ None when abutting a Commercial or Industrial District.</li><li>▪ 5 feet accessory use.</li></ul>

**B. Modification of Side/Rear Setback Requirements**

If the distance from the exterior wall to the property line is less than setback requirements, the applicant must show evidence of a maintenance easement from adjacent property owner(s) or if the structure shall be built on the property line, an attachment easement shall be obtained from adjacent property owner(s). For such a waiver, the alignment of the structure shall also be considered.

C. Minimum Off-Street Parking and Loading Standards

Article 1200 shall regulate minimum off-street parking and loading standards.

D. Landscaping and Screening Requirements

Article 1300 shall regulate landscaping and screening requirements.

E. Signage

Article 1400 shall regulate signage.

F. Open Space

Open space shall be required as an integral part of the multi-family and lease community development. Open space shall not include any impervious surfaces.

In a multi-family development for multi-family dwellings and townhouses, twenty percent (20%) of the parcel, not including the required yard setbacks, shall be dedicated as open space as part of the multi-family development and shall be maintained by the developer/owner/homeowner's association and shall be accessible to all residents of the development.

G. Substantial Expansion

Substantial expansion of an existing building or structure may trigger the site plan review process as established in Section 1150.02

**650.06 STORM DRAINAGE MANAGEMENT (Amended 10-11-22)**

1. Private Property owners are responsible for storm drainage flowing through their property.
2. Putnam County does not maintain drainage utility easements (including culverts, concrete channels, retention walls, retention ponds, detention ponds, etc.) located on privately owned property.
3. Private drainage and erosion issues, as well as ground water issues (i.e., natural springs), are the responsibility of the private property owner (and/or any applicable homeowner's association or maintenance association). Putnam County is not responsible for ensuring proper drainage on privately owned property. In general, the easement holder (property owner) has the duty to maintain the easement. This includes public drainage utility easements located on private property.
4. Driveways, and their associated culverts, bridges, or other appurtenances, that cross public drainage systems (i.e., ditches or streams) are also the private property owner's responsibility.
5. Drainage directed from gutters, French drains, downspouts, swimming pools, retention walls, or other private systems to neighboring properties is a civil matter between the private property owners. Moreover, private property owners that place obstructions, or fail to maintain property within public drainage easements (i.e., structures, sheds, buildings, curbs, retaining walls) may be subject to civil action from adjacent property owners.

