

Section 2. - C-2 commercial development moderate community impact.

- a. *Purpose.* This district is to provide areas of general commercial development which create moderate impact on the community in which such areas are located.
- b. *Permitted uses:*
1. Uses permitted in the C-1 district.
 2. Appliance store including repair work.
 3. Art galleries and studios.
 4. Antique and gift shops.
 5. Bicycle sales and repair.
 6. Employment agency.
 7. Hand laundries employing not more than four persons.
 8. Locksmith.
 9. Mirror, glass and glazing shop.
 10. Mortuaries and funeral homes.
 11. Orthopedic and medical appliance store.
 12. Picture framing, if conducted for retail trade on the premises.
 13. Plumbing showroom and shop.
 14. Public auction rooms.
 15. Physical culture and health services.
 16. Schools: music, dance, business, commercial or trade.
 17. Second hand stores and rummage shops.
 18. Taverns.
 19. Taxidermists.
 20. Restaurants.
 21. Recreational uses, including gymnasium, skating rink, archery range, golf driving range, miniature golf course and other similar places of amusement or entertainment.
 22. Off-street parking facilities and loading and unloading berths in accordance with article 13
 23. Signs as permitted by article 9
 24. Accessory building and uses customarily incidental to any of the above uses.
 25. Uses approved as special uses as provided in article 15
 26. Any use otherwise allowed in this district may be developed as a planned development in accordance with article 12
- c. *Subdivision.* Subdivision of land is permitted in C-2 district subject to the requirements of this ordinance and further subject to the terms and conditions of the Hamilton County Subdivision Control Ordinance. See "Subdivision" under use specifications which follow in paragraph B of this article.

d. *Development standards:*

1. Minimum lot area - One acre.
2. Minimum lot frontage on road or street - 100 feet.
3. Minimum setback lines:
 - (a) Front yard - 60 feet.
 - (b) Side yard:
 - (1) For side yards adjoining a road or street - not less than 60 feet.
 - (2) For side yards abutting a residential area - 80 feet.
 - (3) For all other side yards - 40 feet.
 - (c) Rear yard - 20 feet, unless the rear yard abuts a residential area, in which case the rear yard setback shall be 60 feet.
4. Minimum lot width at building line - 100 feet.
5. Maximum building height - 40 feet.
6. Minimum ground level square footage required - none; however, not more than 80 percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, parking areas, storage, drainage facilities and other accessory uses.
7. Off-street and/or private parking and loading and unloading berths shall be provided in accordance with the provisions of article 13

e. *Use specifications.* Use specifications for C-2 district are as provided under paragraph B of this article.
(Ord. No. 1-25-99-B, 1-25-1999)