

Chapter Z. Zoning Ordinance

SECTION 20. C-2: general commercial district.

[Ord. No. 613, Ord. No. 645, Ord. No. 662, Ord. No. 703, Ord. No. 716, Ord. No. 728, Ord. No. 809, Ord. No. 819, Ord. No. 865, Ord. No. 959, Ord. No. 971, Ord. No. 1007, Ord. No. 1016, Ord. No. 1028, Ord. No. 1039, Ord. No. 1059, Ord. No. 1062, Ord. No. 1075, Ord. No. 1092]

- A. Intent. This district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public services, including sewer, water, fire protection, and arterial streets, or are intended to be provided with such services in the near future. This district is intended to encourage those types of development which require large quantities of retail space which are not available in the downtown business area.

The allowable uses in this district shall not be limited to those enumerated as permitted uses and structures or special permitted uses; however, all uses shall be similar in character. Also, uses similar to those specified in the district shall not be dangerous or detrimental to persons living or working in the vicinity, or to the public welfare, nor shall they impair the use, enjoyment or value of any property in the district.

- B. Minimum dimensional requirements. The minimum area for this district shall be two acres, except for areas as defined in the attached exhibit, located along Highway 2/85 between 26th Street and 58th Street, which are marked on the Future Land Use Map as "Commercial" or "Future Industrial to Commercial Transition Area" to Areas which are defined by the Future Land Use Map as "Commercial" or "Future Industrial to Commercial Transition Area" which are delineated on this map may be re-zoned to C-2: General Commercial, with no minimum district size.

- C. Permitted uses and structures. The following uses shall be permitted:

1. Small business machine sales, repair and service shops, auto supply stores, bicycle shops, carpenter and cabinet shops, and household appliance repair shops.
2. Amusement places, taverns or lounges, package liquor stores, theaters, bowling alleys, commercial recreation uses and games of chance.
3. Antique shops and stores, providing all merchandise is displayed and sold inside a building, art and art supply stores.

4. Apparel and accessory stores, clothing and costume rental shops, custom dressmaking shops, furrier shops, tailor shops, department stores, jewelry and metal and handicraft stores, watch repair shops, leather goods and luggage stores, shoe and shoe repair stores, sporting and athletic goods stores, toy stores, and variety stores, and other specialty shops.
5. Governmental services, auditorium and similar places of public assembly, libraries and museums.
6. Banks and other savings and lending institutions, office and office buildings, office supply and office equipment stores, newspaper offices, printing offices, and publishing offices.
7. Barber and beauty shops, dry cleaning and laundry establishments, book and stationary stores, cigar and tobacco shops, drug stores, florist, and gift shops.
8. Business and technical schools; schools for photography, music, and dance; music stores; photographic studios; and picture frame shops.
9. Churches.
10. Delicatessen and catering establishments, grocery stores, and restaurants.
11. Furniture and home furnishing stores, hardware stores, household appliance stores, interior decorating shops, and lumber yards.
12. Hotels, motels, private clubs, fraternities, sororities, and lodges.
13. Medical, dental, and health clinics; medical and orthopedic appliance stores; optician and optometrist shops.
14. Nursing homes, hospitals and medical complexes.
15. Mortuaries.
16. Dwellings provided the ground floor is used as retail space.
17. Group child care homes and child care centers.
18. Quasi-institutional homes.
19. Railroads and railroad right-of-ways.
20. Automobile and mobile home sales, auto service and repair shops, gasoline or service stations, car washes, and tire repair shops.
21. Wholesale establishments.
22. Plumbing and sheet metal shops.
23. Animal hospitals or veterinary clinics, provided they are in a completely enclosed building, and pet shops.
24. Mini-storage buildings.

- D. Permitted accessory uses and structures. Uses and structures that are customarily accessory and clearly incidental to permitted uses and structures shall be permitted, including solar energy systems.
- E. Special permitted uses. The following shall be considered for special permitted uses:
 - 1. Parking lots and parking ramps.
 - 2. Shopping centers.
 - 3. Bed and breakfast inns.
 - 4. Schools.
 - 5. Compassion Center — Distributer.^[1]
 - [1] *Editor's Note: See Appendix A Special Permitted Uses for additional provisions and Exception Parcels Exhibit **included as attachments to this chapter.***
- F. Special permit temporary uses. None, other than those allowed under Section 25.O.
- G. Minimum lot requirements. None.
- H. Minimum yard requirements. None.
- I. Maximum lot coverage by buildings. None.
- J. Minimum floor area. The minimum floor area for individual dwelling units which are located with permitted principal uses, shall be 450 square feet.
- K. Maximum height of buildings. Except as provided in Section 25.D, no structure shall exceed 10 stories, or 100 feet in height, provided that no structure or portion of a structure shall be erected to a height exceeding 45 feet on any portion of a lot less than 20 feet in distance from any portion of a lot in any C-1 or Residential District.
- L. (Reserved)
- M. Off-street parking requirements. See Section 25.H. Required off-street parking shall be provided in such a manner that vehicles do not encroach on a public right-of-way.
- N. Other requirements.
 - 1. See Section 25.R., Landscaping.
 - 2. See Section 25.S., Buffer Yards.

EXHIBITS

Exception Parcels is **included as an attachment to this chapter.**

Future Transition Area and Commercial Area - See following page.

FUTURE TRANSITION AREA AND COMMERCIAL AREA (as per 2010 Comprehensive Plan)

