

## Sec. 20-252. - Uses permitted.

Within C-2 General Commercial District, no building, structure, land or water shall be used except for one (1) or more of the following uses:

- (1) Any permitted use allowed in C-1 Neighborhood Commercial Districts;
- (2) Automotive sales or vehicular storage of untagged vehicles associated with an automotive sales dealership. The property used for vehicular storage of untagged vehicles must be located adjacent to a state arterial road and within two (2) miles of the associated automotive sales dealership property, measured in a straight line from the nearest points of the respective lot boundaries. Vehicular storage visible from residential property uses shall be screened by an eight (8) foot screen wall made of brick, block, or other durable material. Landscape buffers shall be provided where vehicular storage is visible from arterial roadways;
- (3) Automotive renting and leasing;
- (4) Automotive tires;
- (5) Baker, wholesale;
- (6) Boat sales;
- (7) Building and plumbing supplies;
- (8) Bus terminal;
- (9) Cold storage and frozen food lockers;
- (10) Convenience markets and stores;
- (11) Cultural institutions (such as museums and art galleries);
- (12) Feed stores;
- (13) Offices, professional and business;
- (14) Gas, bottled;
- (15) Grocers, wholesale;
- (16) Ice, wholesale;
- (17) Industrial trade, professional and vocational schools, not involving operations of an industrial nature;
- (18) Full-service gas stations, as an accessory use to a convenience store and satisfying any distance requirement established by City Code;
- (19) Veterinarian and accessory kennels;
- (20) Laboratories for testing materials and chemical analysis of a nonindustrial nature;
- (21) Lumber and building supplies in an enclosed building or structure;
- (22) Mobile home sales;
- (23) Movers;
- (24) Nurseries, plants, trees; wholesale;
- (25) Home and general commercial Pest control (exterminating) of a nonindustrial nature;
- (26) Printers, commercial;
- (27) Public and government services;
- (28) Recreational vehicles;
- (29) Swimming pool contractors, equipment storage;
- (30) Taxicabs;
- (31) Wholesale meat and produce distributors.
- (32)

Automotive/boat/manufactured home minor service and minor repair establishments (including filling stations, repair garages and similar non-intense uses), provided that all activity shall be conducted within a completely enclosed building and there is no outdoor storage of any kind;

(33) Radio and television studios and offices.

(34) Outdoor storage facility specifically designed for the parking and storage of vehicles, equipment, goods and materials, provided said storage occurs on real property located adjacent to a state collector road and within and adjacent to an electric transmission line right-of-way/easement, and railroad track right-of-way/easement. Said facility shall be subject to the supplemental regulations set forth in section 20-256.

(35) A single warehouse building not to exceed twenty-seven thousand (27,000) square feet and twenty-five (25) feet in height, provided the warehouse building is located adjacent to a functional railroad line and used in conjunction, in whole or in part, with the storage of products that are unloaded from railroad lines for wholesale or retail sale. No outdoor storage of products and materials shall be permitted unless expressly authorized by City Code. Said warehouse shall be subject to the supplemental regulations set forth in section 20-256.

(36) Mortuaries and funeral homes.

(Ord. No. 44, § 44.54, 1-8-68; Ord. No. 265, § 1, 7-13-82; Ord. No. 619, § 1, 7-8-96; Ord. No. 2001-50, § 2, 10-22-01; Ord. No. 2002-07, § 3, 7-8-02; Ord. No. 2004-28, § 2, 7-12-04; Ord. No. 2008-10, § 2, 8-11-08; Ord. No. 2013-08, § 2, 8-12-13; Ord. No. 2017-11, § 2, 8-14-17)

#### Sec. 20-253. - Building height regulations.

No building or structure shall exceed fifty (50) feet in height.

(Ord. No. 44, § 44.55, 1-8-68; Ord. No. 2004-28, § 2, 7-12-04)

#### Sec. 20-254. - Conditional uses.

- (1) Amusement and recreational parks and centers (including golf driving ranges, miniature golf courses, billiard halls, children's play centers, bowling alleys, and similar uses);
- (2) Automotive/boat/manufactured home major service and major repair establishments (including body repairs and painting and similar heavy type uses);
- (3) Car wash;
- (4) Halfway houses, group homes, and similar uses;
- (5) Small-scale cabinet makers, furniture assembly, and woodworking shops (not to exceed 2,500 sq. ft.);
- (6) Small-scale clothing manufacturing (not to exceed 2,500 sq. ft.);
- (7) Schools.
- (8) A multiple-family residential use that was lawfully approved and permitted as a conditional use by the City prior to the effective date of Ord. No. 2015-15 [January 25, 2016] shall be considered a lawful, conforming use subject to all applicable conditions and requirements imposed by the City when said use was previously permitted.

(Ord. No. 2002-07, § 3, 7-8-02; Ord. No. 2004-28, § 2, 7-12-04; Ord. No. 2013-08, § 2, 8-12-13; Ord. No. 2014-09, § 2, 4-28-14; Ord. No. 2015-15, § 2, 1-25-16)