

## DIVISION 10. - C-2 GENERAL COMMERCIAL AND WAREHOUSE DISTRICT

### Sec. 60-211. - Purpose and intent.

The purpose of C-2 districts is to provide an area for those structures which by their use and location are especially adapted to the conduct of the business of wholesale distribution and storage; and to provide an area for the full-scale retail service needs of the total community.

(Ord. No. 1974-C, § 77.10, 9-17-74)

### Sec. 60-212. - Permitted uses.

The following uses are permitted within C-2 districts:

- (1) Those uses permitted in the C-1 districts;
- (2) Bus, cab, repair and service establishments;
- (3) Heating and air-conditioning sales and service;
- (4) Automotive centers and salesrooms which may include accessory uses thereto consisting of used car sales, paint, body and fender shops, service areas and any other similar type use incidental to the principal use;
- (5) Gasoline service stations provided that:
  - a. All structures including storage tanks and pumps are placed not less than thirty (30) feet from the property line;
  - b. The number of curb cuts for an establishment shall not exceed two (2) for each one hundred (100) feet of street frontage, or fraction thereof, each having a width of not more than fifty (50) feet, and not located closer than twenty (20) feet to the street intersection;
  - c. Two (2) or more curb cuts on the same street shall be separated by an area of not less than fifteen (15) feet;
  - d. No gasoline service station shall be closer than three hundred thirty (330) feet to any church or school;
  - e. Conduct repair services in an area screened from the view of the public on any street or road, and from property owned by others;
  - f.

Not more than two (2) vehicles not in operational condition may be stored on the property at any one time and the inoperable vehicles shall be located within the screened area.

(6) Storage and wholesale distribution warehouses;

(7) Buildings, structures or uses having the right of eminent domain.

(Ord. No. 1974-C, § 77.11, 9-17-74)

Sec. 60-213. - Conditional uses.

It shall be the duty of the planning and zoning board to establish the conditions to be imposed upon the applicant as deemed appropriate utilizing the guidelines established under Article V, General District Provisions, for the following uses conditionally permitted within C-2 districts:

(1) Large scale shopping centers;

(2) Planned unit developments including shopping centers.

(3) Any construction or enlargement of any barbed wire fence.

(Ord. No. 1974-C, § 77.18, 9-17-74; Ord. No. 1984-P, § 2, 11-20-84)

Sec. 60-214. - Other possible uses.

Other similar enterprises or businesses may be permitted within C-2 districts, which in the opinion of the planning and zoning board are not more obnoxious or detrimental to the particular community than the businesses permitted in this division; provided, however, the city council may make such findings which findings shall be conclusive.

(Ord. No. 1974-C, § 77.19, 9-17-74)

Sec. 60-215. - Uses expressly prohibited.

The following uses are expressly prohibited within C-2 districts:

(1) Automobile junkyards, wrecked or dismantled automobile storage yards;

(2) Junkyards;

(3) Any uses prohibited by the city council;

(4) Any use expressly permitted in the other zones that are not provided for under the permitted use section of this zone.

(Ord. No. 1974-C, § 77.20, 9-17-74)

Sec. 60-216. - Lot size, width.

Lot size and lot width for C-2 districts shall be as follows:

- (1) *Lot size.* A minimum usable land area of not less than fifteen thousand (15,000) square feet.
- (2) *Lot width.* The minimum width of lots, parcels or tracts, however designated, shall be one hundred (100) feet measured at the building setback line and eighty (80) feet measured at the property line or lines contiguous to any street, road, highway or easement for ingress or egress, however stated.

(Ord. No. 1974-C, § 77.12, 9-17-74)

#### Sec. 60-217. - Signs.

Sign regulations for C-2 districts shall be as follows:

- (1) *On-site signs.* The following on-site signs shall be permitted: One (1) double-faced sign not to exceed thirty-five (35) square feet per face, or two (2) single-faced signs not to exceed thirty-five (35) square feet per face and an additional single-faced sign not to exceed twenty-five (25) square feet per face pertaining to the name, address and type of merchandise or service offered by the established commercial use.
- (2) *Proximity to right-of-way line.* No sign shall be placed closer than fifteen (15) feet to the right-of-way line.
- (3) *Proximity to residential districts.* No sign or portion thereof shall be closer than twenty-five (25) feet to a residential district.
- (4) *Off-site signs.* Off-site signs are not permitted.

(Ord. No. 1974-C, § 77.13, 9-17-74)

#### Sec. 60-218. - Setbacks.

Setback requirements for C-2 districts are as follows:

- (1) Property adjacent to state, federal, county and city streets, roads or highways shall maintain a twenty-foot setback line from the front property line except signs which shall maintain a fifteen-foot setback.
- (2) The building line from any side property line shall be regulated according to the following:
  - a. For any single structure on any lot, parcel or tract, however designated, the side property line shall be a minimum of fifteen (15) feet;

- b. For any group of two (2) or more contiguous buildings on any one (1), two (2) or more lots, parcels or tracts, however designated, the side property line may not be subject to any side setback regulation. However, the rear setback requirements will be increased to a minimum of thirty-five (35) feet. All other building groups will have a minimum rear setback line of fifteen (15) feet.

(3) In areas where there is existing development the setback line shall be determined by the mean setback line of previously built structures.

(Ord. No. 1974-C, § 77.14, 9-17-74)

Sec. 60-219. - Off-street parking.

See Article IV for a separate list of off-street parking requirements.

(Ord. No. 1974-C, § 77.15, 9-17-74)

Sec. 60-220. - Off-street loading.

See Article IV for a separate list of off-street loading requirements.

(Ord. No. 1974-C, § 77.16, 9-17-74)

Sec. 60-221. - Screening requirements.

- (a) Any use enumerated for C-2 districts may be required to be screened on all sides fronting on streets, roads, highways or easements for ingress or egress, however stated, as well as any parking lot or loading area for automotive vehicles other than passenger cars utilized in the operation of the enterprise at the determination of the city council.
- (b) All parking lots, loading platforms and/or storage areas shall be screened on any side abutting zoning districts other than C-1, C-2, LM or M-1.
- (c) The screening shall be a continuous and consistent fence of a substantial and durable material, such as, but not limited to concrete blocks or redwood to a height and construction necessary to hide from view any vehicle(s) or material(s) stored behind the fence or enclosure, except that the view shall not be considered as applying to the overview portions of elevated highways or views from the air.

(Ord. No. 1974-C, § 77.17, 9-17-74)

Secs. 60-222—60-235. - Reserved.