

ARTICLE XI

C-2, GENERAL COMMERCIAL DISTRICT

SECTION 1100 PURPOSE

The purpose of this District is to provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize the traffic impact on neighborhoods and local roads.

SECTION 1101 AUTHORIZED USES

In the C-2, General Commercial, District, the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- a. Ambulatory Surgical Facility
- b. Antiques, Interior Decorating
- c. Apparel and Accessories Store
- d. Appliance Store
- e. Art, Book, Stationery Store
- f. Art, Music or Photography Studio
- g. Bakery, Retail or Commercial
- h. Bed and Breakfast
- i. Birth Center
- j. Blood Bank
- k. Business Offices
- l. Business Services
- m. Candy or Ice Cream Store
- n. Card and Gift Shop
- o. Catering Service, including rental hall
- p. Church
- q. Coin-operated Laundry
- r. Commercial School
- s. ~~Communications Antenna Mounted on an Approved~~
Communications Tower, subject to Section 1814
- t. Communications Antenna Mounted on an Existing Building,
Public Utility Storage or Transmission Facility, subject to Section
1814
- u. Contracting Business
- v. Convenience Store
- w. Day Spa

- x.** Delicatessen
- y.** Drugstore
- z.** Dry Cleaning Pick-up Store
- aa.** Dry Cleaning, On-Site
- bb.** Eating and Drinking Establishments
- cc.** Educational Studio
- dd.** Essential Services
- ee.** Financial Institution
- ff.** Florist Shop, excluding Greenhouse
- gg.** Food Store
- hh.** Forestry, subject to Section 1803
- ii.** Funeral Home
- jj.** Garden Apartments
- kk.** Garden Center
- ll.** General Merchandise Store
- mm.** Grocery Store
- nn.** Hardware Store
- oo.** Health Club or Fitness Center
- pp.** High-Rise Apartments
- qq.** Home Health Care Agency or Branch Office
- rr.** Home Furnishing Store
- ss.** Home Improvements Store
- tt.** Indoor Entertainment
- uu.** Medical Clinic
- vv.** Medical Offices
- ww.** Mid-Rise Apartments
- xx.** Motel; Hotel
- yy.** Newsstand
- zz.** Nightclub
- aaa.** Personal Services
- bbb.** Pet Grooming
- ccc.** Pet Services
- ddd.** Pharmacy
- eee.** Private Club
- fff.** Professional Offices
- ggg.** Public Buildings
- hhh.** Radio or Television Broadcast Studio
- iii.** Retail Stores, not specifically listed in this Section 1101
- jjj.** Sale of Hobby Supplies
- kkk.** Theaters, excluding Adult Theaters
- lll.** Therapeutic Massage
- mmm.** Townhouses
- nnn.** Transit Shelter, subject to Section 1812
- ooo.** Vehicle Accessories Sales and Installation
- ppp.** Video Store, excluding Adult Video Store
- qqq.** Warehouse Club

2. Accessory Uses

- a. Fences, subject to §1804.3
- b. Off-Street Parking and Loading, subject to Article XIX
- c. Private Garage or Accessory Storage Building, subject to §1803.
- d. Signs, subject to Article XX
- e. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1809
- f. Transit Shelter Sign, subject to Section 2007
- g. Other Accessory Uses customarily incidental to and on the same with any permitted use, conditional use or use by special except authorized in this District.

B. CONDITIONAL USES

1. Principal Uses

- a. Buildings containing any use authorized in this Zoning District this Article which exceed three (3) stories or which are more than thirty-five (35) feet in height, subject to §1703.7
- b. Car Wash, subject to §1703.8
- c. Commercial Recreation (indoor or outdoor), subject to §1703.13
- d. Communications Tower, subject to §1703.15
- e. Day Care Center, subject to §1703.19
- f. Drive-through Facilities, subject to §1703.20
- g. Mini-Warehouses or Self Storage Buildings, subject to §1703.35
- h. Planned Shopping Center, subject to §1703.40
- i. Public Parking Garage, subject to §1703.42
- j. Public Parking Lot, subject to §1703.42
- k. Public Utility Building or Structure, subject to §1703.44
- l. Repair Shop, subject to §1703.45
- m. Service Station, subject to §1703.49
- n. Vehicle Rental, Sales and Service, subject to §1703.57
- o. Wholesale Sales in conjunction with Retail Business, subject to §1703.59

2. Accessory Uses

- a. Private Use Helipad, accessory to a Hospital, subject to §1703.4

C. USES BY SPECIAL EXCEPTION**1. Principal Uses**

- a. Comparable Uses Not Specifically Listed, subject to §1703.16
- b. Group Care Facility, subject to §1703.27
- c. Hospital, subject to §1703.30
- d. Nursing Home, subject to §1703.30
- e. Personal Care Boarding Home, subject to §1703.27
- f. Temporary Use or Structure, other than a Temporary Construction Trailer, Model Home or Sales Office, subject to §1703.53
- g. Transitional Dwelling, subject to §1703.27
- h. Veterinary Clinics, subject to §1703.32

2. Accessory Uses

- a. Home Occupations in an Existing Single Family Dwelling, subject to §1703.29
- b. Minor Collection and Recycling Facility, subject to §1703.12
- c. Temporary Use or Structure, other than a Temporary Construction Trailer, Model Home or Sales Office, subject to §1703.53
- d. Wind Energy System, Private, subject to §1703.60

SECTION 1102 AREA AND BULK REGULATIONS

In the C-2, General Commercial, District, all uses shall be subject to the following regulations; except as they may be modified by the express standards and criteria for the specific conditional uses or uses by special exception contained in Article XVII.

A. MINIMUM LOT SIZE:

Multifamily Dwellings:	1 acre
All Other Uses: (Except as may be modified by Article XVII)	21,780 sq. ft.

B. MINIMUM LOT WIDTH:

100 feet

C. MAXIMUM DWELLING UNIT DENSITY:

Garden Apartments and Townhouses:	16 units per acre
Mid-Rise Apartments:	24 units per acre
High-Rise Apartments:	32 units per acre

D. MAXIMUM LOT COVERAGE:

35%

E.	MINIMUM FRONT YARD:	50 feet
F.	MINIMUM REAR YARD:	
	Adjoining any R-R, R-1, R-2, R-3 or R-4 District:	100 feet
	Accessory Structures:	20 feet
	All Other Uses:	25 feet
G.	MINIMUM SIDE YARD:	
	Adjoining any R-R, R-1, R-2, R-3 or R-4 District:	100 feet
	Accessory Structures:	10 feet
	All Other Uses:	20 feet each side
H.	MINIMUM DISTANCE BETWEEN BUILDINGS: (Where two or more buildings are on the same lot)	20 feet
I.	SPECIAL YARD REQUIREMENTS:	See Section 1804
J.	PERMITTED PROJECTIONS INTO REQUIRED YARDS:	See Section 1805
K.	MAXIMUM HEIGHT:	
	All Principal Structures:	3 stories, but no more than 35 feet*
	All Accessory Structures	1 story, but no more than 20 feet
	* See §1703.7	
L.	HEIGHT EXCEPTIONS:	See Section 1804
SECTION 1103	OFF-STREET PARKING AND LOADING	See Article XIX
SECTION 1104	SIGNS	See Article XX
SECTION 1105	PERFORMANCE STANDARDS	See Section 1801
SECTION 1106	SCREENING AND LANDSCAPING	See Section 1802
SECTION 1107	STORAGE	See Section 1811

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FACSIMILE TRANSMITTAL SHEET

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- URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Tracy,

Attached is the documentation containing the permitted use for C2 zoning.

Lisa
Lisa