

Sec. 10-2073. - C-2 Central Business Commercial District.

C-2 District scope and intent. Regulations set forth in this Section are the C-2 District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The C-2 District is intended to provide those commercial goods and services which serve the entire community.

Use regulations. Within the C-2 District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

(a) *Permitted uses.* Structures and land may be used for only the following purposes:

- (1) All uses allowed in C-1.
- (2) Amusement, indoor commercial.
- (3) Amusement, outdoor commercial
- (4) Arcade, amusement.
- (5) Artisan's workshop.
- (6) Automobile/truck rental, lease and sales offices.
 - a. No vehicle/equipment storage in the minimum front yard.
- (7) Car wash, automatic, hand car wash, and self-service.
 - a. Establishment shall provide an oil water separator and a sand trap.
 - b. Establishment shall have no more than four washing bays.
- (8) Automobile dealership, including repair and maintenance.
 - a. All repair and maintenance activities shall be carried on entirely within an enclosed building.
- (9) Boat and trailers, sales and clinics and services.
- (10) Commercial parking lots and parking garages.
- (11) Country inn.
 - a. Lot area shall be a minimum of 5 acres.
 - b. A minimum of 6 guest rooms and a maximum of 30 rooms are permitted.
 - c. The Country Inn shall be owner occupied.
 - d. Permitted curb cut access shall be from a local road or higher road classification.

- e. The establishment may provide meal services to guests.
 - f. Parking shall not be permitted within the minimum front yard setback.
 - g. The minimum landscape strip and buffer requirements for the MIX District as specified in Chapter 6 shall be required.
 - h. Parking requirements shall be the same as hotel/motel as specified in Article E.
- (12) Dog day care facility.
 - (13) Hotel/motel.
 - (14) Movie theater.
 - (15) Museums.
 - (16) Nightclub.
 - (17) Office, business.
 - (18) Office, professional.
 - (19) Pawn Shop/Title Pawn and same or similar uses.
 - a. Prohibited.
 - (20) Pet shops and pet supply stores.
 - (21) Private ambulance and emergency medical services.
 - (22) Radio and television broadcasting stations, and telephone exchanges.
 - (23) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
 - a. Drive-thru restaurants shall not locate closer than 1,520 feet from another drive-thru restaurant or similar eating or drinking establishment.
 - b. Drive-thru restaurant lanes shall be designed in such a way as to be screened from the public right-of-way through elevation differences, landscaping, arbors, trellises, canopies, walls and other architectural features used to reduce the visual presence of drive-thru operations.
 - c. Drive-thru windows are prohibited on the front of the building directly facing a street frontage.
 - (24) Retail sales of spirituous liquors.
 - (25) Retail sales, bulk merchandise.
 - (26) Retail establishments, including catering establishments, delicatessens and bakeries.

(27) Sporting goods stores and bicycle sales.

(28) Tasting room.

(b) *Accessory uses.*

(1) Accessory uses and structures:

a. Temporary storage pods are intended for a limited period of time and not for permanent storage.

b. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.

c. Revival tents are allowed via an Administrative Permit accessory to an existing church, temple or place of worship.

(c) *Uses permitted through administrative permit.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2081 et seq. in the C-2 District:

(1) 10-2089. Alternative antenna support structure.

(2) 10-2090. Amateur radio antenna.

(3) 10-2092. Club.

(4) 10-2093. Community garden, landscaping business, plant nursery, or garden center with indoor retail component.

(5) 10-2094. Driving Range (not associated with a golf course).

(6) 10-2096. Film production.

(7) 10-2097. Food trucks.

(8) 10-2098. Golf course.

(9) 10-2099. Outdoor event, small.

(10) 10-2102. Recreational courts, public.

(11) 10-2104. Revival tent.

(12) 10-2105. Roadside produce stands.

(13) 10-2106. Roadside vending.

(14) 10-2107. Seasonal business use.

(15) 10-2110. Swimming pool, public.

(16) 10-2112. Temporary structures.

(17) 10-2114. Veterinary clinic/hospital or kennel.

(d) *Uses permitted through use permit only.* The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-2115 et seq. in the C-2 District:

(1) 10-2117. Adult day center.

(2) 10-2119. Amateur radio antenna to exceed the administrative permit height.

(3) 10-2120. Amphitheaters.

(4) 10-2134. Outdoor event, large.

(5) 10-2136. Recreational fields.

(6) 10-2141. Self-storage/mini.

(7) 10-2143. Skywalks.

(8) 10-2146. Veterinary clinic/hospital or kennel outside.

(E) *Development standards.*

a. *Height regulations* - No building shall exceed forty (40) feet in height.

b. *Minimum front yard* - 20 feet

c. *Minimum side yard*

- 5 feet adjacent to interior lot lines

- 15 feet adjacent to street

d. *Minimum rear yard* - 20 feet

e. *Minimum lot area* - 7,500 square feet

f. *Minimum width of lot frontage or width at building line* - 30 feet

g. *Minimum heated floor area per unit* - 650 square feet

h. *Minimum accessory structure requirements.* Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.

Other regulations. The headings below contain provisions applicable to the C-2 District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

(Ord. No. 061-016, § 3(Exh. C), 9-19-16)