

ARTICLE XVII

C-2 RETAIL CORE BUSINESS DISTRICT

17.1 Purpose

The intent of this district is to accommodate pedestrian oriented retail businesses and other uses located at the center of the City, adjacent to commuter rail facilities which form the retail core of the Central Business District of the City. This district is intended to be an intensively developed, compact area consisting primarily of retail businesses as reflected by the bulk regulations contained herein.

17.2 Permitted Uses

- Antique sales
- Appliance Stores
- Art gallery
- Art supplies
- Arts and crafts shops
- Automatic teller machines
- Bakery, retail
- Bath, bed, and kitchen shops
- Bicycle sales and repair
- Book, magazine and newspaper stores
- Candy and popcorn stores
- Carpet and tile sales
- Carry-out restaurants
- China and glassware stores
- Clothing and apparel stores
- Coin and stamp stores
- Convenience food stores
- Cookware stores
- Cosmetics sales
- Curtain and drapery stores
- Delicatessens
- Dentists
- Department stores
- Dog grooming
- Drug Stores
- Engraving services
- Fabrics, sewing supplies, and sewing machine stores
- Fast food restaurants without drive through facilities
- Florists
- Furniture stores

Gift and card stores
Gourmet foods
Grocery stores
Hair Stylists
Hardware stores
Hobby shops
Ice cream parlors
Interior decorators
Jewelry stores
Leather goods and luggage stores
Meat markets
Movie theaters
Museums
Musical instrument sales and service
Office supplies, business machine sales, and computer sales
Opticians and optometrists
Paint, glass, and wallpaper stores
Performing Arts Theaters
Pet shops
Picture framing
Photographic studios
Photographic supplies and cameras
Post office and parcel services
Printing, copying, and blueprint services, retail
Record, tape, and video tape sales and rental
Restaurants
Shoe repair shops
Shoe stores
Sporting goods stores
Tailors and dressmakers
Tea rooms
Tobacco and pipe shops
Toy stores
Variety stores

Other uses which are of the same general character as the above permitted uses, as determined by the Director of Planning & Economic Development, but specifically excluding those uses which are first permitted in the C-3 and C-4 zoning districts.

17.3 Permitted Uses - Other Than Main Floor

Business and professional offices
Dwelling units
Health clubs
Meeting halls
Radio, TV, and recording studios

17.4 Special Use Permit Required

A special use permit is required for any of the following uses:

Parking lots and parking garages, as the principal use of a lot
Governmental buildings and uses
Any use of the main floor of a building for any uses listed in Section 17.3, above
Virtual Reality Gaming Arcade
Banquet Facility

17.5 Standards The following standards apply to all property located in the C-2 zoning district in addition to the general standards contained in Article III:

- A. All business shall be primarily of retail character, selling or performing services directly to the public. Wholesaling or jobbing shall be permitted only where retailing is the primary use of the premises.
- B. The manufacture, assembly, processing, or packaging of goods shall be permitted only when incidental to a permitted use. All goods produced on the premises shall be sold at retail on the premises.
- C. Outdoor Storage - General. All business, servicing, storage and display of goods shall be conducted within completely enclosed buildings. The following activities and uses are exempt from this requirement:
 - Accessory off-street parking and loading
 - Outdoor seating provided by a restaurant
 - Temporary outdoor storage as permitted in Article 24.12
- D. Exterior lighting fixtures shall be designed or shaded so as to avoid casting direct light or glare toward surrounding properties or streets and to direct illumination downward.
- E. Accessory off-street parking is not required. If voluntarily provided, off-street parking facilities shall comply with all the requirements of this ordinance, except the number of required spaces.
- F. Site plan and architectural approval is required for all new structures, and parking lots.
- G. Downtown design review in accordance with Section 5.12 shall be required for all uses except single family dwellings located within the Downtown Design Review Overlay District.
- H. Exterior masonry construction requirement: All exterior walls of non-residential buildings constructed in this zoning district shall be constructed of one hundred percent (100%) masonry materials, exclusive of windows, doors, roofs, cornices, or

awnings. Where a lawful building exists at the effective date of adoption of this requirement June 15, 2009 and said building was not built under the terms of this requirement, it may continue so long as it remains lawful, subject to the following provision:

- a. If any building is destroyed or damaged by any means to the extent that the cost of restoration will exceed 50% of the cost of replacement of the entire building or structure, said building shall be restored only in conformance with the regulations of this ordinance. The extent of damage and the cost of restoration as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.
- b. If any building is remodeled or improved to an extent that the cost of said remodeling or improvement will exceed 50% of the cost of replacement of the entire building or structure, said building be remodeled or improved only in conformance with the regulations of this ordinance. The cost of the remodeling or improvement as a percentage of replacement value shall be determined by a panel consisting of a representative of the municipality, a representative of the owner and a third person acceptable to both.

17.6 Bulk Regulations

- A. Maximum Height A maximum height of 4 stories or 50 feet, whichever is greater.
- B. Lot Area There are no lot area requirements in the C-2 district.
- C. Lot Width There are no lot width requirements in the C-2 district.
- D. Yard Requirements The minimum yard requirements for a building in the C-2 district are:
 - a. The first story of a building on a corner lot shall not project beyond a straight line drawn between two points on the right-of-way lines adjoining the site, which points are 5 feet from the right-of-way corner.
 - b. Excepting the corner setback as set forth above, there are no yard requirements in the C-2 district.