

Sec. 5-38. - C-2 General Commercial District regulations.

(1) *District intent.* The provisions of this district are intended to provide areas for general business uses to meet the needs of a community-wide market. The areas designated in this district are intended to abut certain principal streets, in conformance with the comprehensive plan, which have frontage adaptable to the designated uses. This district is intended to encourage concentrations of general commercial activities on contiguous parcels to be developed as a cohesive unit. Planned commercial developments are also encouraged. This zoning district is permissible in the Rural-2, Rural-3, Urban Fringe, Urban Core, Commercial, and Public Facilities land use categories as designated in the comprehensive plan.

(2) *Special requirements.*

1. For all uses within this district that abut a residential district, the following restrictions apply:
  - (a) A landscape barrier pursuant to section 6-31 shall be erected to separate and screen the districts.
  - (b) When abutting residential districts the abutting yard setback shall be twice the standard requirement.
  - (c) Exterior lighting shall not be directed so that beams shine on and create a nuisance in residential areas.
2. Single-family residential dwelling units or community residential homes (small) are permitted in this district when accompanied by an on-going commercial business that complies with the requirements of this district. A community residential home (small) is permitted only when accompanied by a separate and distinct on-going commercial business that complies with the requirements of this district. The intent of this provision is to accommodate the joint use of a single property by one family that resides and operates a business on a single property.
3. Non-residential access to principal arterial roads shall be from frontage or service roads or from side streets rather than directly from the abutting arterial roadway, unless no such alternate access is available.

(3) *Principal uses.*

1. Amusement and recreation services—Completely indoors.
2. Antique shops.
3. Apparel and accessory stores.
4. Automotive sales.
5. Auto and home supply stores.
6. Bakeries.
7. Banking, credit agencies and financial institutions.

8. Barber shops and hair salons.
9. Boardinghouse, roominghouse, lodginghouse or dormitory.
10. Candy, nut and confectionery stores.
11. Carwashes.
12. Child daycare centers.
13. Churches and other houses of worship including convents and rectories.
14. Convenience stores, without fuel sales.
15. Credit agencies.
16. Drug and proprietary stores.
17. Dry-cleaning and laundry services, including self-service laundries.
18. Eating and drinking establishments.
19. Educational services.
20. Fitness centers.
21. Fruit and vegetable markets.
22. Funeral homes.
23. Furniture, home furnishing and equipment stores.
24. Gardening and planting services.
25. Government offices and services.
26. Grocery stores.
27. Home decor and accessory sales.
28. Hotels, motels, motor lodges and tourist courts.
29. Light infrastructure.
30. Liquor and package stores.
31. Long-term care facilities.
32. Mailing, printing, photocopying and graphic design services.
33. Meat and fish markets.
34. Medical and dental offices and services, laboratories, and clinics.
35. Medical marijuana dispensaries.
36. Membership organizations.
37. Micro-brewery and beer garden.
38. Mini-warehouses, including boat and recreational vehicle storage.
39. Multi-family dwellings if located above the first floor of any legally established non-residential use.

40. Museums, art galleries, botanical gardens, and zoological parks.
41. Newsstands, books and greeting card sales.
42. Outpatient care facilities.
43. Pet shops and supply.
44. Professional offices (lawyers, consultants, real estate agents).
45. Schools and educational facilities.
46. Security and commodity brokers, dealers, exchange and services.
47. Shopping centers.
48. Social services.
49. Spa and esthetician services.
50. Studios for photography, music, art, dance, drama, and voice.
51. Theaters (except drive-ins).
52. Thrift stores and used merchandise stores.
53. Other uses, which in the opinion of the planning director, are of a similar and compatible nature to those uses described in this district.

(4) *Conditional uses.*

1. Alcoholic beverage establishments.
2. Amusement and recreation services—outdoors.
3. Automotive repair.
4. Automotive service stations.
5. Bed and breakfast services.
6. Cemeteries.
7. Food and kindred products manufacturing, processing, and packaging.
8. Hardware, plumbing and heating equipment and supply stores.
9. Hospitals.
10. Live entertainment establishments.
11. Lumber and other construction material store.
12. Motion picture drive-in theaters.
13. Parking lots and garages (commercial).
14. Public and private recreation facilities.
15. Production, processing and storage of apparel and piece goods, electronic and related products and miscellaneous durable and nondurable goods that are unlikely to cause objectionable impacts such as odor, noise, fumes, or dispersion of waste or radiation to be

detected off-site.

16. Convenience stores, with fuel sales.

(5) *Development standards.*

1. *Minimum lot or site size.*

- (a) Area: None.
- (b) Width: None.
- (c) Depth: None.

2. *Minimum building setbacks.*

- (a) Front: 25 feet.
- (b) Rear: 25 feet.
- (c) Side: 15 feet.

3. *Maximum building restrictions.\**

- (a) Coverage: 60 percent.
- (b) Height: 50 feet, not to exceed three stories.
- (c) Density: Eight dwelling units per acre.

\*Note—Density and building coverage may be further restricted by the comprehensive plan.

(Ord. No. 85-4, 7-23-1985; Ord. No. 86-3, § 31, 4-2-1986; Ord. No. 13-20, § 2, 9-3-2013; Ord. No. 2015-16, § 4, 10-19-2015; Ord. No. 2015-22, art. 2, 12-7-2015; Ord. No. 2017-20, art. 4, 9-18-2017; Ord. No. 2017-22, § 4, 11-6-2017; Ord. No. 2018-32, § 20, 9-17-2018; Ord. No. 2020-31, § 5, 11-2-2020; Ord. No. 2023-28, § 2, 11-6-2023; Ord. No. 2023-30, § 2, 11-20-2023)