

ARTICLE 10

C-2 GENERAL COMMERCIAL ZONE

10.00 C-2 General Commercial Zone is intended to serve as a central shopping district for the convenience of the city subject to the provisions of Article 15, relating to off-street parking requirements.

10.01 USES PERMITTED

No existing residential structure in this zone may be converted to any more intensive residential use or to any other use than that the existing building shall be used for both residential and non-residential purposes at the same time.

All sales and storage shall be conducted within a totally enclosed building constructed in conformity with the Building Regulations of the city excepting, however, that certain outdoor commercial developments, such as plant nurseries, eating pavilions, automobile, boat and trailer agencies may be permitted when site plans for said development and the relationship to the total plan of the commercial district have been submitted to and have been approved by the Planning Director.

No building or structure or land shall be used, and no building or structure shall be designed, erected, structurally altered or enlarged except for the following purposes:

1. Those uses first permitted in the C-1 Zone.
2. Ambulance service.
3. Appliances, household sale and repair.
4. Auditorium.
5. Auto rental.
6. Auto repair garage. All repair operations to be within a completely enclosed building.
7. Auto sales of new and used cars.
8. Baths, Turkish, sauna, etc.
9. Blue printing and photocopying.
10. Boat, trailer, bicycle or motorcycle sales and repair, all repair to be within an enclosed building.
11. Bowling alley, billiard and pool parlors and similar recreational uses not to include horse riding academies, excluding on-sale alcoholic beverages.
12. Business colleges, dance academies, music instruction and other commercial schools.
13. Clothing or wearing apparel.
14. Commercial swimming pools, if enclosed by a 6 ft. view-obscuring fence or wall.
15. Electrical supply.

16. Feed and grain stores, retail sales only.
17. Frozen food locker, retail only.
18. Furniture stores, new and used.
19. Glass edging, beveling and silvering in connection with the sale of mirrors and glass decorating.
20. Libraries and reading rooms.
21. Major discount retail stores, with/without off-sale general liquor
22. Medical and dental laboratories, including medical clinic.
23. Mortuaries, funeral homes.
24. Motion picture films, processing of.
25. Movie theatre
26. Museums
27. Newspaper publishing.
28. Off-street parking lots.
29. Pawn shop.
30. Plumbing supply, retail sale only.
31. Second-hand goods, all goods displayed, sold and stored within an entirely enclosed building.
32. Tailor.
33. Taxi service.
34. Taxidermists.
35. Tire sales, within an enclosed building only.
36. Trampoline centers.
37. Vocational college, such as barber, beauty and modeling colleges and medical training schools.
38. Churches in accordance with Article 18A.
39. Other uses which in the judgment of the Planning Director are similar to and no more objectionable than any of these enumerated above and not otherwise objectionable.
40. Such uses as are substantially comparable to the uses described above and which are not acceptable by the Planning Director but are acceptable in the opinion of the Planning Commission by resolution duly adopted are entitled to be classified under the above Section 10.00.

10.02 CONDITIONAL USES

The following are permitted conditional uses in the C-2 Zone when approved by the Planning Commission providing approval is obtained pursuant to Article 17.

1. Drive-in business. Shall include all automobile service stations, commercial parking lots and shall include all but not be limited to banks, clothes cleaning establishments, dairy products stores, movie theaters, liquor stores, and restaurants where business or service is directly to an automobile and/or vehicles and or its occupants. In cases where there is

a question the Planning Commission shall rule whether a use falls within the intent or purpose of this title.

2. Electrical distribution and all public utility facilities.
3. Gymnasiums, reducing salons, natatoriums and similar physical educational centers.
4. Golf course, miniature and/or pitch and putt.
5. Hospitals and convalescent hospitals.
6. Mechanical auto wash.
- 6a. Liquor on & off sale, subject to Article 17 requirements, Part 1
7. Plating of precious metals.
8. Skating rinks, ice or roller skating when within an enclosed building.
9. Super service station.
10. Any dwelling use prescribed for caretaker purposes only.
11. Any other commercial activity, business or service which the Planning Director finds not to be inconsistent with the purpose of this article and which will not impair the present or potential use of adjacent properties.
12. Arcades.
- 13 High intensity residential uses as noted in Article 4.03 (Exhibit B)
- 14 such uses as are substantially comparable to the uses described above and which are not acceptable by the Planning Director and, in the opinion of the Planning Commission by a resolution duly adopted, are entitled to be classified under the above Section 10.02.

10.03 HEIGHT REGULATIONS

No building or structure in the C-2 Zone shall be more than forty-five (45) feet in height.

10.04 MAXIMUM LOT COVERAGE

Unless parking is provided within 100 feet as required in Article 15, then not more than 50%

10.05 LOT AREA

Each lot in the C-2 Zone shall have a minimum lot area of 5,000 sq. ft. except lots existing on the effective date of this Article.

10.06 LOT WIDTH

Each lot in the C-2 Zone, created after the effective date of this Article shall have a minimum lot width of not less than fifty (50) feet.

10.07 YARD REGULATIONS

The following minimum requirements shall be observed except where increased for conditional uses:

1. Front yards: ten (10) feet which shall be landscaped
2. Side yard: none except when abutting an R-1, R-2 or R-3 zone which shall then be ten (10) feet.
3. Street side yard: ten (10) feet which shall be landscaped.
4. Rear yard: none, except when abutting residential which shall then be not less than fifteen (15) feet.

10.08 LIMITATIONS ON PERMITTED USES

1. Enclosed uses. All uses in the C-2 Zone shall be conducted wholly within an enclosed building except for uses customarily conducted in the open.
2. Lighting. All outdoor lighting shall be constructed, operated and maintained so as to eliminate any interference with or nuisance to any adjacent "R" zoned properties and/or any street right-of-way which will cause a public nuisance.
3. Vacant Land. All vacant land on the lot or parcel of land and the parkway area or land used in conjunction with permitted uses on such properties shall be surfaced, landscaped or otherwise maintained in a clean, dust-free and orderly manner.
4. Storage and Trash. Outdoor storage or sales area, when permitted, and all trash, rubbish or garbage receptacles or containers which are located in a direct line of vision from any portion of adjacent "R" zoned properties or public street or highway shall be enclosed, screened or be separated from such "R" zoned properties by a suitable view-obscuring fence or wall not less than six (6) feet in height measured from the finished grade of such surface yard. No outdoor storage shall be permitted to extend above the height of such fence or wall.
5. Mechanical Devices. All mechanical heating, air conditioning, refrigeration or similar devices, maintained and operated on the exterior of buildings located in the C-2 zone shall be designed, installed, operated and maintained in such manner as to eliminate unsightliness, noise, smoke, dust, etc. which would otherwise cause an interference with adjacent "R" zoned properties.
6. Adult Oriented Businesses. Adult Oriented Businesses shall only be established in conformance with the provisions of Article 14F of this Ordinance

10.09**SITE PLAN REVIEW**

A site plan shall be required prior to the issuance of a building permit or a certificate of occupancy, if no building permit is required, for all unit developments and for the development of any C-2 Zoned Property which is required to comply with the special development standards hereinabove set forth.

ORDINANCE NO. 431, ADOPTED 10-11-66, ORDINANCE NO. 447, ADOPTED 06-13-67
ORDINANCE NO. 528, ADOPTED 03-07-72, ORDINANCE NO. 620, ADOPTED 04-04-78
ORDINANCE NO. 753, ADOPTED 06-21-83, ORDINANCE NO. 755, ADOPTED 07-19-83
ORDINANCE NO. 771, ADOPTED 09-04-84, ORDINANCE NO 1040, ADOPTED 08-20-97
ORDINANCE NO 1085, ADOPTED 03-01-01