

## **ARTICLE 10.00**

# **C-2 GENERAL COMMERCIAL DISTRICT**

### **Section 10.01 -- STATEMENT OF PURPOSE**

The C-2 General Commercial District is designed to provide for a variety of commercial uses, including the more intensive uses not permitted in a C-1 District. This district is intended to permit a wide variety of commercial uses designed to cater to the needs of the whole community and surrounding areas. The property in this District is intended to have larger lot areas and be located so that it is served by a major thoroughfare and is generally away from sensitive residential areas.

### **Section 10.02 -- PERMITTED PRINCIPAL USES**

In the C-2 District, no uses shall be permitted except the following.

- (a) All principal uses permitted in the O-1 Office District and the C-1 Local Commercial District.
- (b) Any generally recognized retail business.
- (c) Restaurants, taverns, bars/lounges, and other uses serving alcoholic beverages, including catering and banquet halls, where the patrons are served while seated within a building occupied by such establishments, but not drive-in restaurants.
- (d) Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
- (e) Offices and showrooms of plumbers, electricians, decorators or similar trades, subject to the following conditions:
  - 1. That all services performed on the premises, including all fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
  - 2. That not more than 25 percent of the floor area of the building or part of the building occupied by said establishment shall be used for fabrication, repair, cleaning, or other processing of goods.
  - 3. That the ground floor premises facing upon, and visible from any abutting street shall be used only for entrances, offices or display.
  - 4. That there shall be no outside storage of materials or goods of any kind.
- (f) Business schools and colleges, or private schools operated for profit. Examples of private schools permitted herein include, but are not limited to, the following: dance schools, music and voice schools and art studios.
- (g) Warehouse and storage facilities when incident to and physically connected with any principal uses permitted, provided that such facility be within the confines of the building or part thereof occupied by said establishment.
- (h) Veterinarian offices and hospitals.
- (i) Bus passenger stations.

- (j) Mortuary establishments, when adequate assembly area is provided off- street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishment.
- (k) Automobile service station for sale of gasoline, oil, and related automobile products, but not including minor or major repair, provided that such use shall not be closer than 500 feet to any property line of any residentially zoned or residentially used lot.
- (l) Quick oil change or lubrication stations.
- (m) Bowling alley, billiard hall, indoor archery range, indoor tennis courts, indoor skating rink, or similar forms of indoor commercial recreation.
- (n) Self service laundry and dry cleaning establishments or pick-up stations, but not including central dry cleaning plants serving other outlets.
- (o) Newspaper offices and print shops with minor printing facilities.
- (p) Utility and public service facilities and uses needed to serve the immediate vicinity, including transformer stations, lift stations and switchboards but excluding outside storage yards.
- (q) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

## **Section 10.03 -- PERMITTED USES AFTER SPECIAL APPROVAL**

The following uses may be permitted by the Planning Commission subject to the conditions herein imposed for each use, including the review and approval of the site plan by the Planning Commission, and the imposition of special conditions which, in the opinion of the Commission, are necessary to insure that the land use activity authorized shall be compatible with adjacent uses of land, the natural environment and the capabilities of public services and facilities affected by the land use, and subject further to the provisions and public hearing requirements set forth in Section 21.29:

- (a) Car, truck, recreational vehicle, trailer, or mobile home sales and service including outdoor sales space for sale of new and used vehicles, trailers, or mobile homes. (See specific minimum requirements set forth in Section 21.29.)
- (b) Seasonal or year-round retail sales of plant materials not grown on site and sales of lawn furniture, playground equipment, home garden supplies, and other merchandise in the open, when accessory to a business within a building.
- (c) Business in the character of a drive-in restaurant, or open front store. (See specific minimum requirements set forth in Section 21.29.)
- (d) Commercially used outdoor recreational space for children's amusement parks, miniature golf courses. (See specific minimum requirements set forth in Section 21.29.)
- (e) Vehicular engine repair; vehicular body repair, steam cleaning, rustproofing, undercoating, painting and upholstering; tire recapping; auto glass works, and similar uses. (See specific minimum requirements in Section 21.29.)
- (f) Adult regulated uses.

- (g) Car washes, subject to the specific minimum requirements set forth in Section 21.29.
- (h) Uses determined to be similar to the above uses by the Planning Commission.
- (i) Any use listed in Section 9.03.
- (j) Uses or structures accessory to the above, subject to the regulations in Section 21.11.

## **Section 10.04 -- AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS**

Area, height, bulk and placement requirements, unless otherwise specified, are as provided in Section XVII, Schedule of Regulations.

## **Section 10.05 -- SITE PLAN REVIEW**

Site plan review requirements are as provided in Section 21.28.