

3.4 C-2—General commercial district.

PURPOSE.

The C-2 general commercial district is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

USES PERMITTED.

- Unit 1, city-wide public uses by right.
- Unit 4, cultural, recreational and health facilities.
- Unit 16, offices, studios and related services.
- Unit 17A, eating places.
- Unit 19, neighborhood shopping goods.
- Unit 20, shopping goods.
- Unit 21, trades and services.
- Unit 22, automotive services.
- Unit 27, parking lot.
- Unit 32, temporary buildings.
- Unit 35, transportation services.
- Unit 45, health care clinic.
- Unit 46, flea market, indoor.

CONDITIONAL USES PERMISSIBLE ON APPEAL TO THE PLANNING COMMISSION.

- Unit 2, city-wide uses by conditional use permit.
- Unit 3, utility facilities.
- Unit 31, recycling collection facilities.
- Unit 33, self-supporting tower or antenna structure or monopole.
- Unit [37](#), auction houses.
- Unit 40, temporary classrooms.
- Unit [41](#), automobile sales.
- Unit 42, church/synagogue.
- Unit [44](#), mobile vending site.
- Unit [49](#), commercial assembly.
- Unit [52](#), food truck court.

Unit [53](#), transitional housing.

ACCESSORY USES.

See [article 6](#), subsection 3.1 of this chapter.

SITE PLAN REVIEW.

When a conditional use is proposed in a C-2 district a site plan review shall be required. See [article 2](#), section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS.

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of at least one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS.

SETBACKS.

Front setback30'

Front setback if parking is allowed between R-O-W and the building50'

Side setback (subject to applicable fire and building codes)0

Side setback when contiguous to a residential district20'

Rear setback20'

GREENSPACE.

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line.
When adjacent to the property line of a residential use a five (5) foot landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten (10) percent of the total surface area of the lot or development.

OFF-STREET PARKING.