

CHAPTER 1342
"C-2" General Business District

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CROSS REFERENCES

Zoning appeals and hearings - see P. & Z. 1325.02 et seq.
 Off-street parking and loading - see P. & Z. Ch. 1349
 Sign definitions - see P. & Z. 1351.01
 Sign locations restricted - see P. & Z. 1351.02
 Sign regulations for commercial districts - see P. & Z. 1351.06

1342.01 DISTRICT, PURPOSE, AND REGULATIONS ESTABLISHED.

The regulations set forth in this chapter, or set forth elsewhere in this Zoning Ordinance, when referred to in this chapter, are the district regulations in the "C-2" General Business District. The "C-2" General Business District is established for the following purposes:

- (a) To provide one or more General Business Districts that offer a variety of retail, service, and civic establishments which are required to serve the trade area, especially those which are not permitted or are not compatible with the central business district, such as uses requiring large parking or vehicle queuing areas, uses with outdoor storage or sales, uses which retail large items such as vehicles or equipment, uses which provide service to vehicles, and other similar uses.
- (b) To provide locations with frontages upon and access to major highways having significant amounts of local and non-local traffic which can be served by the businesses in the district and which highways are designed to serve the type and volumes of traffic generated by such businesses.
- (c) To regulate infill commercial development in areas where a pattern of scattered commercial uses and other related or compatible uses already exist and to encourage such infill development in a manner which is compatible with and promotes the functioning of the area and the community.
 (Ord. 96-82 AC. Passed 9-16-96.)

1342.02 PERMITTED USES.

No building, structure, or premises shall be used, arranged to be used, or designed to be used except for one or more of the following uses and in conformity with the standards set forth herein:

- (a) Establishments engaged in retail trade.
 - (b) Eating and drinking establishments.
 - (c) Establishments engaged primarily in the fields of finance, insurance and real estate, such as:
 - (1) Financial institutions.
 - (2) Insurance company.
 - (3) Real estate brokerage.
 - (4) Title company.
 - (d) Establishments providing personal and business services.
 - (e) Public buildings.
 - (f) Shops of contractors and repair shops (except those requiring a Conditional Use Permit as described in 1342.03).
 - (g) Accessory uses clearly incidental to the principal uses permitted on the same premises, including repair of goods sold on the premises.
 - (h) Medical and other health services, hospitals and clinics.
 - (i) General, professional, administrative or business offices.
 - (j) Schools and other establishments offering classes.
 - (k) Hotel, motel, bed and breakfast inn.
 - (l) Child or adult day care centers.
 - (m) Mortuaries.
 - (n) Recreation and entertainment uses including health spas, sport clubs, pool halls, game rooms, party centers, and other commercial recreational facilities.
 - (o) Newspapers, printers, publishers.
 - (p) Private clubs or lodges.
- (Ord. 96-82 AC. Passed 9-16-96.)

1342.03 CONDITIONAL USES.

The following uses may be established in the C-2 District if approved by the Planning Commission according to the procedures and standards for a Conditional Use Permit:

- (a) Other uses determined by City Council to be similar uses.
 - (b) Filling Station, automobile gas station, or repair garage.
 - (c) Drive-through or drive-up facility as an accessory use to a permitted or conditionally permitted use.
 - (d) Church or temple.
 - (e) School.
 - (f) Nursing home.
 - (g) Outdoor sales, storage, display as an accessory use to a permitted or conditionally permitted use.
 - (h) Self-service storage facilities.
 - (i) Car wash.
 - (j) Establishment engaged in the sales, servicing, leasing, or repair of automobiles, trucks, trailers, agricultural equipment, or other vehicles or equipment.
 - (k) Animal hospital, veterinary clinic, kennel.
- (Ord. 96-82 AC. Passed 9-16-96.)

1342.04 AREA, HEIGHT, AND YARD REGULATIONS.

- (a) No building or structure shall exceed two and one-half (2½) stories nor shall it exceed thirty-five (35) feet in height.
- (b) A maximum of twenty-five percent (25%) of the total lot area may be covered by buildings and other structures.
- (c) Buildings shall be a minimum of sixty (60) feet from the center line of any existing or proposed public street right-of-way, but not less than thirty (30) feet from the public street right-of-way.
- (d) No side or rear yard is required, except where a lot abuts a residential district, side and rear yards shall be fifteen (15) feet in width and shall remain open and unoccupied by any building, structure, parking or loading area or drives.
(Ord. 96-82 AC. Passed 9-16-96.)