

ARTICLE 10

"C-2" GENERAL COMMERCIAL DISTRICT

10.1 PURPOSE AND INTENT

The "C-2" General Commercial District is established for the purpose of providing a district primarily for the accommodation of more intensive commercial uses than are located in the "C-1" Central Business District.

10.2 PERMITTED USES

The following uses and structures, and no others, are permitted in the "C-2" General Commercial District.

1. All permitted uses and structures in the "C-1" Central Business District, and:

Ambulance Service.

Armories.

Automobile sales and service (including motorcycles).

Auto repair shops, but not including auto body and fender work or auto painting.

Bowling alleys and recreation buildings.

Candy and ice-cream stores.

Carpenter and cabinet shops employing five or less persons.

Commercial recreation uses.

Construction equipment rental and sales.

Drive through banking facilities.

Farm implement sales and repair.

Garden stores, greenhouses and nurseries.

Golf courses (including miniature golf and driving tees).

Grocery stores (including retail meat markets.)

Jails.

Mobile home sales.

Mortuaries and funeral homes.

Parks and recreation areas.

Pawn shops.

Public Utility Equipment.

Printing and publishing houses (including newspaper).

Rental equipment shop.

Restaurants and tea rooms (including drive-ins).

Retail convenience store.

Self-service laundries.

Service stations.

Sheet metal shops employing five or less persons.

Tire sales and repair shops.

Used car lots.

Used furniture, when entire stock is stored within the building.

Utility substations.

Wholesale establishments.

Stores and shops, for the conduct of retail business, similar to the uses enumerated above.

2. Customary accessory uses and structures located on the same lot with the principle use and which do not include any activity or use unrelated to the principle use.
3. Temporary office or storage structures incidental to construction work, provided that such use shall be permitted only during the construction period and thirty (30) days thereafter.

10.3 CONDITIONAL USES

The following uses and structures may be permitted only after they have been reviewed and approved as required by Article 21.4.

1. Veterinary clinics and animal boarding establishments provided that all pens are located in an enclosed structure or completely fenced area using solid screening and located at least five hundred (500) feet from the nearest structure used for a residential purpose.
2. Storage rental units.
3. Truck terminals.
4. Storage of raw or processed materials.

10.4 LOT SIZE REQUIREMENTS

1. There shall be no requirements for minimum lot size except as may be dictated by off-street parking and loading requirements, adequate circulation, and proper site utilization.

10.5 LOT COVERAGE

The lot coverage for permitted uses may be one hundred per cent (100%) exclusive of easement areas; front yard, side yard and rear yard setbacks; and parking areas required.

10.6 YARD REQUIREMENTS

1. Front Yard:
 - a) Each lot in the "C-2" General Commercial District shall have a front yard of not less than twenty-five (25) feet.

- b) Where platted lots have a double frontage, or are located at the intersection of two streets, the required front yard shall be provided on both streets.

2. Side Yard:

- a) No side yard is required for structures in this district except to conform with the building code, fire code, easements, and other City ordinances. In the event that such side yard shall abut a residentially zoned lot, a screen shall be provided between the commercial building and the residential lot line. The screen shall be wood (six feet in height) or flora planting (eight feet in height) and shall be maintained in good condition.

3. Rear Yard:

- a) No rear yard is required for structures in this district except to conform with the building code, fire code, easements, and other City ordinances. For all new construction or major additions there shall be required a rear yard of ten (10) feet, which shall be hard surfaced. In the event that such rear yard shall abut a residentially zoned lot, a screen shall be provided between the commercial building and the residential lot line. The screen shall be wood (six feet in height) or flora planting (eight feet in height) and shall be maintained in good condition. However, under no circumstances shall any screening interfere with vehicular access, by existing easements or alleys, to any lot.

- 4. Yard setback requirements in excess of the above requirements that are part of a recorded subdivision plat shall be observed when a building permit is issued. Yard setback requirements that are less than the above minimums that are part of a recorded plat shall not govern, and a building permit shall be issued only for the minimum standards imposed by this ordinance.

10.7 HEIGHT REGULATIONS

A building may be erected to any height not in conflict with other ordinances or building codes.

10.8 PARKING REQUIREMENTS

All uses, permitted and conditional, shall conform with the parking regulations of Article 15.