

**ARTICLE XV**  
**“C-2” GENERAL COMMERCIAL DISTRICT**

**Section 1. Intent and Purpose of District:** The "C-2" General Commercial District is intended for the purpose of allowing basic retail, service, and office uses in addition to those normally permitted in neighborhood centers. This district is also intended to provide locations for commercial activity that does not require a central location downtown, but does require a location easily accessible to the downtown shoppers. Business uses needing large floor areas, particularly those of a service nature and not compatible with Central Business District users, are included in this district.

**Section 2. District Regulations:** In District "C-2", no building shall be used and no building or structure shall be erected, altered, or enlarged, which is arranged, intended or designed for other than one of the uses listed in Section 3 below.

**Section 3. Use Regulations:**

A. Standard allowed uses:

1. Any use allowed in C-O or C-1.
2. Adding machine and other small business machine repair, sales and service shops.
3. Amusement places.
4. Animal hospitals, clinics and kennels, providing the establishment and runs are completely enclosed in a building.
5. Antique shops and stores, providing all merchandise is displayed and sold inside a building.
6. Apparel and accessory stores.
7. Armories.
8. Art and art supply stores.
9. Auditoriums and similar places of public assembly.
10. Automobile and mobile home sales and service.
11. Automobile paint and body shops, providing that such use is not noxious or offensive by reason of vibration or noise beyond the confines of the building.
12. Automobile parking lots and garages (public and private).
13. Automobile supply stores.
14. Bicycle shops.
15. Books and stationery stores.
16. Bowling alleys and recreational buildings.
17. Business and technical schools, schools for photography, music and dancing.
18. Car washing establishments.
19. Carpenter and Cabinet Shops employing ten (10) persons or less on site.
20. Churches and parish homes.

21. Cigar and tobacco stores.
22. Clothing and costume rental.
23. Commercial recreational uses.
24. Custom Dressmaking, Furrier, Millinery, Upholstery and Tailor Shops, employing ten (10) persons or less on site.
25. Delicatessens and catering establishments.
26. Department stores.
27. Drug stores and prescription shops.
28. Dry goods and notion stores.
29. Dry Cleaning and Laundry establishments employing ten (10) persons or less on site.
30. Electric repair shops (household appliances).
31. Farm Implement and Truck Sales and Service.
32. Field crops, nurseries, tree crops, and truck gardens.
33. Fire stations, police stations, and jails.
34. Furniture and home furnishing stores and warehouses.
35. Garages (public and private).
36. Golf courses (including miniature golf and driving tees).
37. Government administration buildings.
38. Hobby, stamp and coin shops.
39. Household appliance stores.
40. Interior decorator's shops.
41. Jewelry and metal craft shops.
42. Leather goods and luggage stores.
43. Libraries and museums.
44. Lumberyards.
45. Mail order catalog stores.
46. Medical and orthopedic appliance stores.
47. Meeting halls and auditoriums.
48. Musical instrument sales and service shops.
49. Musical studios, radio and television stores.
50. Newspaper offices.
51. Newsstands.
52. Office supply and office equipment stores.
53. Optician and optometrist shops.
54. Package liquor stores.
55. Paint stores.
56. Parking lots and garages (commercial).
57. Pawn shops.
58. Pet shops.
59. Photographic equipment and supply stores.
60. Picture frame shops.
61. Plumbing shops employing ten (10) persons or less.
62. Post office and court buildings.
63. Printing and publishing houses (including newspapers).
64. Private clubs, fraternities, sororities, and lodges.

65. Public and parochial schools (elementary through high school).
66. Radio and television studios.
67. Service stations with underground gas storage.
68. Self-service laundries.
69. Sewing machine stores.
70. Sheet metal shops, employing ten (10) persons or less.
71. Shoe stores.
72. Sporting and athletic goods stores (including belt shops).
73. Tailor shops, employing ten (10) persons or less.
74. Theaters.
75. Tire repair shops.
76. Tinsmith shops, employing ten (10) persons or less.
77. Toy stores.
78. Travel bureaus.
79. Underground bulk storage for oil, gasoline and other petroleum products.
80. Undertaking establishments.
81. Used car lots.
82. Utility company offices.
83. Variety stores and shops.
84. Wallpaper stores and shops.
85. Watch repair shops.
86. *Accessory* uses customarily incident to the above uses.

**Section 4. Intensity of Use Regulations:** The following uses may be allowed by special use permit when submitted, reviewed and approved by the Board of Zoning Appeals.

- A. Pre-Schools
- B. Child Care Centers.
- C. Taverns
- D. Massage parlors
- E. Any special use allowed in C-1 Neighborhood Shopping District.

**Section 5. Height Regulations:** No building shall exceed forth-five feet (45') in height, except as provided in the Additional Height, Area and Use Regulations.

**Section 6. Yard Regulations:**

- A. **Front Yard:** No front yard setback is required, except as required for arterial or collector streets. (See Additional Height, Area and Use Regulations).
- B. **Side Yard:** No side yard shall be required, except where such side yard is adjacent to a dwelling district zone, in which case there shall be required five feet (5') of side yard on the side of the lot which abuts the residential district zone or except where a side yard is required for fire regulations.

C. **Rear Yard:** No rear yard shall be required, except where such rear yard is adjacent to an area zoned for dwelling purposes, in which case there shall be required fifteen feet (15') of rear yard.