

SECTION 11. GENERAL BUSINESS DISTRICT (C-2)

11.010 Purpose. To provide an area for retail businesses of a community-wide range. The standards set out in this section shall apply in this district.

11.020 Properties Included In This District. (see Section 19 “assignment of properties to a district”)

11.030 Permitted Principal Uses. The following principal uses are permitted in the C-2 District, in accordance to any subsequent or additional code or ordinance prohibiting the sale of any specified item (i.e. alcohol, etc.):

- A. All permitted principal uses identified within the C-1 District,
- B. Antique sales,
- C. Art supply, art gallery, artist studio, or schools,
- D. Automobile and truck sales, repair, parts supplies and storage,
- E. Bookstore,
- F. Bottled gas, storage, and distribution,
- G. Camera and photographic supply,
- H. Feed wholesale, sales, storage and fertilizer,
- I. Furniture and home furnishings,
- J. Garden supply,
- K. Government offices,
- L. Jewelry sales,
- M. Locksmith,
- N. Music store, accessories, and studios,
- O. Paint and wallpaper sales,
- P. Repair, rental, and servicing of any article, the sale of which is permitted in this district,
- Q. Restaurant, drive-in,
- R. Skating rink (ice or rollerskate),
- S. Sporting goods,
- T. Sauna, steambath (commercial),
- U. Theater (indoor only),
- V. Veterinarian, full facilities,
- W. General retail sales,

11.040 Permitted Principal Structures. The following principal structures are permitted in the C-2 District:

- A. Structures as may be appropriate for permitted principal uses identified within the C-1 District,
- B. Structures as may be appropriate for permitted principal uses identified within 11.030.

11.050 Permitted Accessory Uses. The following accessory uses are permitted in the C-2 District:

- A. Parking of trucks or delivery vehicles used in conjunction with principal or conditional use,
- B. Owner-occupied living quarters,
- C. Activities and uses which are customarily associated with principal or allowed conditional uses.

11.060 Permitted Accessory Structures. The following structures are permitted in the C-2 District:

- A. Structures which are used in conjunction with principal or conditional uses,
- B. Public and private parking lots.

11.070 Conditional Uses. In the C-2 District, the following uses are conditional and are subject to the provisions of Section 26 (Conditional Use Permits):

- A. All conditional uses identified in the C-1 District unless specifically listed in 11.030,
- B. Planned unit development,
- C. Club and fraternal organizations,
- D. Theater, Drive-in,
- E. Agricultural implements display, distribution, sales, and repair,
- F. Animal boarding (commercial kennel),
- G. Arms and ammunition wholesale and storage,
- H. Commercial health club,
- I. Country club, banquet facilities,
- J. Beverage, wholesale and storage,
- K. Boat sales and service,
- L. Bus line depot, garage, and storage,
- M. Recreational vehicle sales and service,
- N. Dairy products manufacture and sales,
- O. Livestock feed wholesale, sales, and storage,
- P. Fish or meat wholesale, storage, and curing,
- Q. Miniature golf,
- R. Rafting and other commercial boating excursions,
- S. Business park development,
- T. General wholesale sales.

11.080 Structures Allowed Under Conditional Use Permits. The following structures may be allowed in the C-2 District under conditional use permits issued pursuant to the provisions of Section 26 (Conditional Use Permits):

- A. Structures for planned unit development,
- B. Public and quasi-public utility structures not covered under Section 33 (Modifications, Exceptions and Special Requirements),
- C. Structures utilized in connection with any of the identified conditional uses under 11.070.

11.090 Dimensional Requirements. The following lot, height, and yard requirements are established for the C-2 District:

A. Yard Requirements:

1. Lot area shall be a minimum of ten thousand (10,000) square feet,
2. The minimum width for all lots shall be one hundred (100) feet.

B. Maximum Height. The maximum height for all principal structures shall be thirty-five (35) feet and for an accessory structure, thirty (30) feet.

C. Setbacks:

1. The minimum highway setback shall be regulated by Section 20 (Highway Access and Setbacks),
2. The minimum side yard setback shall be fifteen (15) feet for all structures, and the minimum side yard setback, if abutting a residential district, shall be thirty (30) feet,
3. The minimum rear yard setback shall be fifteen (15) feet for all structures, and the minimum rear yard setback, if abutting a residential district, shall be thirty (30) feet,
4. No accessory structure may be placed in the required front yard,
5. Side yard setback on a corner shall be thirty (30) feet,

D. Lot, Height, and Yard Requirements for Conditional Uses. Lot, height, and yard requirements for structures and uses under conditional use permits shall be incorporated into said permit.

11.100 Additional Requirements. The following regulations shall apply within the C-2 District:

- A. Section 29 as it pertains to parking,
- B. Section 30 as it pertains to the placement and use of signs,
- C. Section 34 (Administration) with respect to the requirements of site plan review.