

**Disclaimer: FOR INFORMATIONAL PURPOSES ONLY.**

In cases of discrepancy between the information presented here and a city ordinance, the city ordinance will prevail.

## C-2, General Commercial



The C-2 District represents the least restrictive of the commercial districts and is designed to serve the planning area and highway travelers. This district shall congregate on local arterial streets in such a manner as to minimize disruptions of through traffic and shall be interspersed within the corporate boundaries.

**Maximum Density Allowed:** N/A

**Maximum Height Allowed:** 60 feet

*Height Exception:* Any structure exceeding the listed maximum height shall be set back an additional 1 foot for each foot in excess of the maximum height allowed for that district.

**Lot and Area Standards:**

| District | Building type | Min. lot area (sq. ft.) | Min. land area / dwelling unit (sq. ft.) | Lot width      |                | Max. lot coverage |              |
|----------|---------------|-------------------------|--|----------------|----------------|-------------------|--------------|
|          |               |                         |  | Min. lot width | Max. lot width | Interior lot      | Exterior lot |
| C-2      | All           | 7,000                   | -  | 70'            | -              | 60%               | 60%          |

**Minimum Setback Standards:**

| District | Front            |                     | Side                                 |                                  | Rear                                 |                                  |
|----------|------------------|---------------------|--------------------------------------|----------------------------------|--------------------------------------|----------------------------------|
|          | Parking in front | No parking in front | Adjacent to non-residential district | Adjacent to residential district | Adjacent to non-residential district | Adjacent to residential district |
| C-2      | 50'              | 20'                 | 7'                                   | 30'                              | 20'                                  | 30'                              |

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| ALLOWED BY RIGHT  |   | CONDITIONAL   |
|---|---|---|
| <b>Agriculture and Animals</b><br>Animal clinic<br>Animal - domestic or household<br>Botanical garden<br>Greenhouse<br>Plant nursery<br><b>Residential</b><br>Dwelling – condominium<br>Dwelling - multifamily<br>Residential facility - assisted living<br>Residential facility - extended medical care<br>Residential facility - temporary shelter<br><b>Services</b><br>Adult day care<br>ATM machine<br>Auction house<br>Auto or equipment auction<br>Automobile repair<br>Car wash<br>Cemetery or mausoleum<br>Child care – licensed center<br>Child care – registered family home (5 children)<br>Child care – licensed family home (6-16 children)<br>Financial institution<br>Funeral home<br>Governmental services facility<br>Lodging - hotel / motel<br>Maintenance service<br>Medical services - hospital<br>Medical services - doctor office<br>Medical services - urgent care clinic<br>Medical services - laboratory<br>Medical services - substance abuse or mental health treatment clinic<br>Office<br>Office / warehouse<br>Personal services<br>Postal services<br>Repair services - household<br>Repair services - equipment, large appliances | <b>Retail</b><br>Artisan shop<br>Auto and vehicle sales/rental<br>Bakery<br>Bar, lounge or tavern<br>Building and landscape material sales<br>Equipment rental - indoor<br>Equipment rental - outdoor<br>Gas station<br>Recreational vehicle and boat sales/rental<br>Outdoor vending - private property<br>Package liquor store<br>Packaged sale of beer and/or light wine<br>Packaged sale of beer, light wine and/or spirits<br>Restaurant<br>Restaurant, drive-in<br>Restaurant, drive-through<br>Retail<br><br><b>Industrial and Warehousing</b><br>Laboratory – dental or medical<br>Laboratory – research<br>Mini-warehouse storage<br>Taxidermy<br><br><b>Transportation / Utilities</b><br>Broadcasting studio<br>Parking facility (as principle use)<br><br><b>Recreation, Education &amp; Assembly</b><br>Aquarium<br>Arena / auditorium<br>Community Center<br>Commercial recreation facility – indoor<br>Conference / convention center<br>Cultural studio<br>Event center<br>Library<br>Museum<br>Library<br>Museum<br>Park – community, mini, neighborhood | <b>Agriculture and Animals</b><br>Animal kennel or shelter<br>Urban farm<br><b>Residential</b><br>Residential facility – rehabilitation<br><b>Recreation, Education &amp; Assembly</b><br>Commercial recreation facility – outdoor<br>Educational facility<br>Golf course<br>Outdoor music venue<br>Religious facilities<br><b>Services</b><br>Crematory<br>Public safety services<br><b>Retail</b><br>Construction / heavy equipment sales/rental<br>Convenience store that sells beer and/or light wine for off-site consumption within 500 ft. of a city owned park or trail<br>Convenience store that sells beer, light wine/and or spirits for off-site consumption within 500 ft. of a city owned park or trail<br>Outdoor vendor park<br>Package liquor store within 500 ft. of a city owned and maintained park or trail<br>Restaurant – microbrewery<br>Sexually oriented business<br><b>Industrial and Warehousing</b><br>Contractor maintenance yard<br>Manufacturing and/or distribution plant, alcoholic beverages of every kind and type<br>Manufacturing and/or distribution plant, alcoholic beverages of every kind and type within 500 ft. of a city owned and maintained park or trail<br>Mining<br><b>Transportation / Utilities</b><br>Airport facilities<br>Transportation facilities excluding airports<br>Utility facility<br>Wireless communication facility (cell towers)<br><b>Other</b><br>Temporary uses |
| ACCESSORY   |   |   |
| <b>Residential</b><br>Dwelling – accessory  | <b>Transportation / Utilities</b><br>Solar energy system<br>Wind energy system, small   | <b>Other</b><br>Building, accessory – nonresidential<br>Donation box  |

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### Setback Illustration

