

**CHAPTER 165.33 C-2 GENERAL COMMERCIAL DISTRICT AND
DOWNTOWN OVERLAY**

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165.33.010 Intent

The C-2, General Commercial District and Downtown Overlay, is intended to accommodate a broad mix of retail, service and business uses, including public and quasi-public facilities, characteristic of the City's downtown area and other areas of commercial use.

165.33.020 Use Regulations

A building lot or tract within the C-2, General Commercial District, shall be used only for the following purposes, unless otherwise provided in this Chapter:

- A. Principal Uses Permitted.

No land shall be used or occupied and no building, structure or premises shall be erected, altered, enlarged, occupied or used, except as otherwise provided in this ordinance, for other than one or more of the following specified uses:

- 1. Retail businesses, which supply commodities on the premises, such as, but not limited to:
 - a. Retail businesses permitted in the C-1 district
 - b. Antique shop
 - c. Appliance store
 - d. Automobile accessories store
 - e. Business machines store
 - f. Department store
 - g. Furniture store
 - h. Gift shop
 - i. Hobby shop
 - j. Jewelry store
 - k. Floor coverings
 - l. Merchandising machines, sale of products
 - m. Notions store

- n. Office supplies and stationery
- o. Paint and wallpaper store
- p. Pet shop
- q. Radio and television sales
- r. Store offering conventional retail products similar to those listed

2. Personal service establishment, which performs services on the premises, such as, but not limited to:

- a. Personal service establishments permitted in the C-1 District
- b. Clothing rental agency
- c. General minor repair and “fix-it” shop
- d. Laundry
- e. Travel bureau
- f. Undertaking establishment and funeral parlor

3. Business service establishment, which performs services on the premises, such as, but not limited to:

- a. Business service establishment permitted in the C-1 district
- b. Blueprinting establishment
- c. Bowling alley
- d. Business office
- e. Employment agency
- f. Indoor skating rink
- g. Mail order house
- h. Newspaper office
- i. Picture framing
- j. Radio and television service and repair
- k. Security and commodity broker
- l. Social and fraternal association
- m. Swimming pool

- n. Taxicab stand
 - o. Theater, indoor only
4. Professional office establishment, such as, but not limited to:
 - a. Professional office establishments permitted in the C-1 district
 - b. Accounting, auditing and bookkeeping establishment
 - c. Professional office
 - d. Scientific research agency
 - e. Veterinary clinic
 5. Public, quasi-public, and governmental buildings and facilities, such as, but not limited to:
 - a. Public, quasi-public, and governmental buildings and facilities permitted in the C-1 district
 - b. Bus passenger station
 - c. Hospital
 - d. Museum, art gallery, library
 - e. School and college
 - f. Transit and transportation facility
 - g. Vocational school
 6. Residential uses, such as, but not limited to:
 - a. Apartments, above the first floor
 - b. Convalescent home, nursing home, rest home or sanitarium
 - c. Dormitory, fraternity, sorority and club
 - d. Hotel and motel

B. Special Uses Permitted

The following uses may be permitted only if specifically authorized by the Board and allowed in 165.72 and 165.80.

1. Automobile service station for the sale of gas, lubricants, coolants, and minor accessories only, and the performance of incidental services such as tire changing, battery charging and accessory installations.
2. Bar, cocktail lounge and tavern.

3. Drive-in banking facility
4. Drive-up window in association with a permitted use such as a drugstore or dry cleaners, but not including a drive-in or other restaurant serving customers while in their vehicles.
5. Single family dwelling (existing structures only.)

C. Temporary Permit Uses Permitted

Upon application to and issuance by the Building Official of a permit thereof, the following uses may be operated s temporary uses:

Same as those permitted in C-1.

D. Accessory Uses Permitted

Same as those permitted in C-1

E. Prohibited Uses

All uses not expressly authorized in 165.33.020 including but not limited to:

1. Off premise sign and billboard
2. Used car lot
3. Drive-in restaurant or other restaurant serving customers while in their vehicles

165.33.030 Height, Yard and Setback Requirements

The height, yard and setback requirements within the C-2, General Commercial District, shall be as required in Chapter 165.60.

165.33.040 Off-street Parking and Loading Regulations

The off-street parking and loading requirements within the C-2 General Commercial District, shall be as required in Chapter 165.65.

165.33.050 Sign Regulations

The sign requirements within the C-2, General Commercial District, shall be limited to those permitted in Chapter 165.67.