Chapter 15.15

C-2 COMMERCIAL DISTRICT

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15.15.010 Statement of intent. The C-2 district is intended to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also provides a variety of commercial services to the community and adjacent residential neighborhoods.

15.15.020 Principal uses. The following principal uses shall be permitted outright in a C-2 district:

1. Automobile repair, minor;
2. Automobile service establishment;
3. Building material, retail sales only;
4. Business, professional office;
5. Business service establishment;
6. Club or lodge;
7. Commercial recreation (indoor and outdoor);

7.a. Consumer fireworks sales

8. Consumer service establishment;
9. Contractor shop;
10. Cultural service;
11. Financial service;
12. General government use;
13. Hotel/motel;

14. Kennel, commercial;

15. Local utility service;

16. Park and recreation services;

17. Pawn shops;

18. Printing, binding, and mail operations (fifty thousand (50,000) square feet or less);

19. Private and public parking lots;

20. Public safety services;

21. Religious assembly;

22. Restaurant (drive-in/fast food, limited and general);

23. Retail shopping establishment;

24. School;

25. Secondhand store;

26. Tattoo parlor;

27. Tavern, as limited by Section 15.15.060;

28. Veterinary service;

29. Warehousing and distribution, limited (fifty thousand (50,000) square feet or less); (Ord. #6026, Sec.1, 2/23/09)

30. Funeral service. (Ord. #6085, Sec. 1, 6/14/10)

15.15.030 Conditional uses. The following conditional uses shall be permitted in a C-2 district, in accordance with the requirements set forth in Chapter 15.27:

1. Adult entertainment, as further limited by Section 15.15.060;

2. Automobile repair, major;

3. Automobile sales and rental, as further limited by Section 15.15.060;

4. Commercial storage;

5. Communication tower;

6. Day care services;

7. Manufacturing, light (fifty thousand (50,000) square feet or less). (Ord. #6026, Sec 2, 2/23/09)

8. Warehousing and Distribution (Limited). (Ord. #6306, Sec 2, 10/9/17)

15.15.040 Accessory uses. The following accessory uses shall be permitted in a C-2 district:

1. Uses of land or structure customarily incidental and subordinate to one of the principal uses, unless otherwise excluded.

15.15.050 Site development regulations.

Minimum Lot size

Lot area:	5,000 square feet
Lot width:	50 feet
Lot depth:	100 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	15 feet	15 feet
Interior side yard:	5 feet	5 feet
Street side yard:	10 feet	10 feet
Rear yard:	10 feet	10 feet
Maximum height:	50 feet	18 feet
Lot coverage-all structures:	60% maximum	

15.15.060 Additional regulations.

1. None of the adult entertainment activities as defined in Chapter 15.03 shall be located within one thousand (1,000) feet of any other such use, nor shall any such use be located within three hundred (300) feet of any school, place of religious assembly, public park, or residential district.

2. No tavern shall be located within two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use. Distance shall be measured between the closest points from lot line to lot line.

   Exception: The two hundred (200) foot distance limitation from conforming multifamily residential uses as noted above shall not apply to taverns which do not exceed three thousand (3,000) square feet in gross floor area if located within a commercial development with one hundred twenty-five thousand square feet or more of leasable retail/commercial space.

3. Parking for automobile sales and rental facilities shall include space for both visitor parking and sale display area. One space is required for each vehicle available for sale, lease or rental at one time with additional parking based on the size of the building used for sales and accessory repairs and service. (Ord. #6026, Sec. 3, 2/23/09)

4. Consumer fireworks sales from a temporary structure shall not be located within 300 feet of a residential structure.

15.15.070 Signs. Signage in this district shall comply with Chapter 15.33 "Signs". (Ord. 5458, Sec. 2, 7/99)