

ARTICLE 19

SEC. 21-19 REGULATIONS FOR THE COMMUNITY COMMERCIAL OR “C2” DISTRICT.

- 19.1 Purpose:** To provide a full range of commercial retail and service establishments to communities. The following regulations shall apply in all “C2” districts and all uses shall be subject to development review as set forth in Article 56.
- 19.2 Performance standards:** All uses permitted within this district shall be subject to the performance standards set forth in Article 41.
- 19.3 Uses permitted:** The following community commercial uses are permitted: When conducted within a completely enclosed building; when open to the public between the hours of 6:00 a.m. and 12:00 a.m.; when without drive-thru facilities; and when not exceeding a maximum of five thousand (5,000) square feet of gross floor area per use or ten thousand (10,000) square feet of total gross floor area:
- (a) Retail sales of food, appliances, paint, hardware, auto parts, drugs, liquor, new and used clothing, furniture, carpet, flowers, books, art and antiques; used appliance stores, second hand stores and thrift stores. **(Ord. No. 2172, 8/12/1993)**
 - (b) Personal services such as barber and beauty shops, tailors, laundromats and cleaners, dance and art studios, photocopying centers, photography studios, and dog grooming.
 - (c) Repair services such as appliance, radio, television, shoe and jewelry repair shops.
 - (d) Food services such as restaurants, cafes, and delicatessens, with on- and off-sale beer, wine and liquor including outdoor dining areas.
 - (e) Banking, finance, loans, law, real estate, or general administrative services, including drive-thru services.
 - (f) Professional offices and services such as dispatching, blueprinting, duplicating, printing, drafting, engineering, surveying, planning, and architectural services.
 - (g) Health care services such as doctor or dental offices, medical clinics, and small animal veterinary clinics.
 - (h) Entertainment such as indoor theaters, bowling alleys, pool halls, game rooms and amusement enterprises; and recreational facilities such as health clubs, spas, saunas and hot-tub establishments.
 - (i) Funeral homes. **(Ord. No. 2172, 8/12/1993)**
 - (j) Retail plant nurseries, including outdoor storage, sales, and display. **(Ord. No. 2172, 8/12/1993)**

- (k) Hotels and motels when not exceeding a maximum of fifteen (15) dwelling units. **(Ord. No. 2172, 8/12/1993)**
- (l) Other community commercial uses when of similar character to those uses listed above.
- (m) Commercial and residential accessory uses and accessory structures including six (6) or less games/amusement devices and two (2) or less pool tables occupying less than twenty-five (25) percent of the net floor area.
- (n) Those uses permitted in the “C2” district with a zoning permit in Table A, Article 27.
- (o) Retail sales of Cannabis. **(Ord. No. 3084, 05/21/2019)**

19.4 Uses permitted subject to first obtaining a Minor Use Permit in each case: The following community commercial uses are permitted: When conducted within a completely enclosed building; when outdoor storage, sales or display does not exceed fifteen (15) percent of the gross floor area (excepting retail nurseries); and when not exceeding a maximum of eight thousand (8,000) square feet of gross floor area per use or sixteen thousand (16,000) square feet of total gross floor area:

- (a) Uses permitted in Section 19.3 with outdoor storage, sales or display when operating other than between the hours of 6:00 a.m. to 12:00 a.m.; when including drive-thru facilities; or when exceeding a maximum of five thousand (5,000) square feet of gross floor area per use or ten thousand (10,000) square feet of total gross floor area.
- (b) Uses permitted in Section 19.3 when not in compliance with the performance standards set forth in Article 41.
- (c) Uses permitted in Section 19.3 which may be objectionable by reason of production or emission of noise, offensive odor, smoke, dust, bright lights, vibration, or unusual traffic.
- (d) Hotels and motels when exceeding a maximum of fifteen (15) dwelling units. **(Ord. No. 2172, 8/12/1993)**
- (e) Retail sales of new and used automobiles including incidental minor or major repair services, including outdoor storage, sales and display. **(Ord. No. 2172, 8/12/1993)**
- (f) **REPEALED. (Ord. No. 2172, 8/12/1993)**
- (g) Bars, taverns or cocktail lounges without amplified voice or music.
- (h) Single-family, two-family or multi-family residential unit(s) located on the second story or higher, limited to one (1) dwelling unit per 1,000 square feet of