

6.0507. "C-2" General Commercial District

6.0507.1. Statement of Intent. It is the intent of this zoning district to create an environment that fulfills the goals and objectives of the Comprehensive Plan that allows for traditional commercial development patterns for businesses that require larger yards.

6.0507.2. Permitted Uses.

1. All Permitted uses in the C-1 district
2. Convenience Stores and gas stations.

6.0507.3. Conditionally Permitted Uses. These uses may be permitted in this district upon further review of the Planning Commission and City Council as required in Section 6.0701 of this ordinance.

1. All conditional uses permitted in the C-1 district.
2. Multiple dwelling structures.
3. Auto repair and auto body shops.
4. New and used auto, equipment, and machinery sales.
5. Veterinary clinics with overnight boarding facilities.
6. Plumbing, heating and construction contractor offices/yards with screened outdoor storage.

6.0507.4. Yard Requirements for C-2 District.

1. There are no required yard or setback requirements for the C-2 district.

6.0507.4 Access and Parking Requirements for C-2 District.

1. Access to C-2 properties must be from a public right-of-way and must be a minimum of twenty (20) feet in width.
2. There shall be one parking space for every 500 ft² of building area. If building owner can justify a reduction in required parking spaces do to proposed business hours, type of business, etc., the City Council may grant the reduction.
3. Parking spaces shall be a minimum of nine (9) feet wide by nineteen (19) feet deep.

4. Driving aisles between rows of parking must be a minimum of 24 feet in width.
5. Parking spaces must be set back a minimum of five (5) feet from any building and five (5) feet from any exterior property line.
6. Parking plans must be submitted with building permit application and approved by the city prior to issuance of permit.
7. Parking lots and driving aisles must be improved with a durable surface such as gravel, asphalt, or concrete, and be developed to afford positive drainage.