

ARTICLE 17

(C-2) Community Commercial

SECTION 3.17.000 Purpose

The Community Commercial classification is intended to provide areas for localized shopping facilities. It is intended to preserve and enhance areas with a wide range of retail sales and service establishments serving both long and short term needs in compact locations.

SECTION 3.17.050 Permitted Uses

In the C-2 zone, the following uses and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this ordinance and provided that these uses are conducted wholly within enclosed structures.

1. Antique or curio shops.
2. Art shop, gallery, studio and supplies.
3. Automobile service station.
4. Bakery.
5. Bank.
6. Barber shop or beauty shop.
7. Book or stationery store.
8. Business and professional offices.
9. Catering service.
10. Clothes cleaning or laundry agency.
11. Clubs or lodges, fraternal and religious associations.
12. Confectionery store.
13. Delicatessen.
14. Department store.
15. Drug store.
16. Dry goods or notions store.

17. Florist or gift shop.
18. Furniture and household goods store.
19. Grocery store.
20. Handicraft shop.
21. Hardware store.
22. Laundromat.
23. Manufacture of handicraft goods for sale on premises only such as wooden wares, pottery, tile, archery and seashell wares.
24. Meat market.
25. Medical and dental clinics.
26. Millinery or custom dressmaking shops.
27. Mobile Home Parks, subject to the provisions of Article 51, except that no mobile home parks shall be allowed within urban growth boundaries.
28. Musical instruments and supplies store.
29. Office supplies and equipment store.
30. Paint and wallpaper supplies store.
31. Photography studio or shop.
32. Pottery sales.
33. Printing.
34. Public and semipublic buildings and uses.
35. Public parking areas developed in accordance with provisions established under Article 35.
36. Restaurants, cafes.
37. Seed and garden supplies.
38. Shoe or shoe repair shop.
39. Sporting goods.

40. Surgical supplies and equipment.
41. Tailor, clothing, and wearing apparel shops.
42. Telephone and telegraph exchanges.
43. Theaters (indoor).
44. Nurseries for the growing, sale and display of trees, shrubs and flowers. This use need not be conducted within enclosed structures.
45. Retail dry cleaning establishment.
46. Single family residence in conjunction with a use listed in this article.
47. Dwelling above a commercial structure, subject to the development standards of the R-2 zone classification.
48. Other uses permitted by §3.16.050 (CT zone).
49. Other uses similar to the above.

SECTION 3.17.075 Uses Permitted With Standards

In the C-2 zone, the following uses and activities are permitted subject to specified standards and the general provisions and exceptions set forth by this Ordinance.

1. Veterinary Clinic, provided the use shall be conducted wholly within enclosed structures and there shall be no outside animal runs.

SECTION 3.17.100 Buildings and Uses Permitted Conditionally

In the C-2 zone, the following uses and activities and their accessory buildings and uses are permitted subject to the provisions of §2.060.1 and Article 39 of this chapter and provided that these uses and activities are conducted wholly within enclosed structures unless otherwise specified below:

1. Outdoor activities accessory to a Veterinary Clinic, including outside animal runs.

SECTION 3.17.150 Property Development Standards

1. **Size:** The minimum property area for residential uses shall be the same as the R-3 zone.
2. **Coverage:** Full coverage is allowable, provided minimum loading space and setbacks have been maintained.

3. Setbacks:

- a. Front Yard: Front yards will not be required except setback for residential uses shall conform to those established in the R-3 zone.
- b. Side Yard: Except for residential uses, side yards will not be required but if side yards are created they shall be a minimum of 3 feet wide. Residential uses shall conform to the minimum setbacks of the R-3 zone.
- c. Rear Yard: No rear yard is required when property in the C-2 zone abuts property in a commercial or industrial zone.

When not abutting a commercial or industrial zone, there shall be a rear yard of not less than ten feet extending the full width of the subject property; provided, however, alleys contiguous to or within the property being used may be included in the required setback.

- d. Vision Clearance: Vision clearance for commercial properties shall be at least 10 feet.
4. **Height**: No standard established.
 5. **Signs**: No standard established.
 6. **Parking**: Off-street parking shall be provided in accordance with Article 35.