

## Chapter 17.62

### GENERAL COMMERCIAL DISTRICT--C-2

#### Sections:

**17.62.010 Purpose.**

**17.62.020 Permitted uses.**

**17.62.030 Area and width requirements.**

**17.62.040 Setback requirements.**

**17.62.050 Building height regulations.**

#### **17.62.010 Purpose.**

The purpose of the general commercial district is to provide for more intensive commercial uses. This district is established to help assure public safety and convenience for the general public and to protect the character of adjacent districts.

(Ord. 94-4 § 12.05.14 (part), 1994)

#### **17.62.020 Permitted uses.**

Uses permitted in the C-2 district on a lot or parcel having the required area and required width:

- A. Any use permitted in the C-1 or TC districts;
- B. Stores and shops for conducting retail and wholesale businesses;
- C. Permitted uses include the sales and service of used merchandise, automobiles, manufactured housing and trailers, agricultural products and supplies, lumber and building supplies, plumbing and electrical supplies, automobile and truck garages;
- D. Specific general commercial permitted uses shall be presented to and determined by the planning commission at the next regular planning commission meeting following application to the building inspector;
- E. Animal hospitals, kennels or clinics are subject to issuance of a special use permit;
- F. Wholesale and processing activities which do not produce objectionable levels of dust, noise or odors are subject to issuance of a special use permit;
- G. Manufactured housing cannot be used to conduct general commercial permitted uses;
- H. Manufactured buildings built to Uniform Building Code commercial standards and assembled on site may be used to house general commercial (C-2) activities. Commercial coaches may be used for commercial activities;
- I. Outside storage of materials or merchandise is permitted.

(Ord. 94-4 § 12.05.14 (part), 1994)

### **17.62.030 Area and width requirements.**

Required area and width for the C-2 district are as follows: ten thousand square feet minimum area with eighty feet minimum width. Permitted uses utilizing individual sewage disposal systems, the required area for any such use shall be approved by the State Health Department.  
(Ord. 94-4 § 12.05.14 (part), 1994)

### **17.62.040 Setback requirements.**

Setback regulations for the C-2 district are as follows:

- A. Front. None.
- B. Side. None, except the minimum side yards adjoining or adjacent to a residential or agricultural district shall be ten feet.
- C. Rear. The minimum rear yard for each main structure shall be twenty feet unless bounded by a dedicated alley, there shall be no rear yard requirement.

(Ord. 94-4 § 12.05.14 (part), 1994)

### **17.62.050 Building height regulations.**

Buildings may be erected up to thirty-five feet in height.

- A. The height limit for structures may be increased up to forty-five feet and up to three stories provided each side yard is ten feet, plus one foot of side yard for each additional foot of building height over thirty-five feet.
- B. A public or semi-public building such as a school, church, library or hospital may be erected to a height of sixty feet from grade provided that required front, side and rear yards shall be increased one foot for each foot in height over thirty-five feet.
- C. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, flag poles, television antennas and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(Ord. 94-4 § 12.05.14 (part), 1994)