
SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-1. Purpose.

- (A) The purpose of this district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. High intensity commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Land uses permitted in this district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development regulations are designed to ensure compatibility with adjoining land uses.

(Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15, § 1, 11-12-13)

Sec. 30-54-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses.*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-Family Dwelling *

Two-Family Dwelling *

2. *Civic Uses.*

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Guidance Services

Halfway House *

Park and Ride Facility *

Post Office

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- Public Assembly
 - Public Parks and Recreational Areas *
 - Safety Services *
 - Utility Services, Minor
 - 3. *Office Uses.*
 - Financial Institutions *
 - General Office
 - Medical Office
 - Laboratories
 - 4. *Commercial Uses.*
 - Agricultural Services *
 - Antique Shops
 - Automobile Dealership *
 - Automobile Repair Services, Minor *
 - Automobile Rental/Leasing
 - Automobile Parts/Supply, Retail *
 - Bed and Breakfast *
 - Boarding House
 - Business Support Services
 - Business or Trade Schools *
 - Commercial Indoor Amusement
 - Commercial Indoor Entertainment
 - Commercial Indoor Sports and Recreation
 - Commercial Outdoor Entertainment
 - Commercial Outdoor Sports and Recreation
 - Communications Services
 - Construction Sales and Services *
 - Consumer Repair Services
 - Convenience Store *
 - Fuel Center*
 - Funeral Services
 - Garden Center *
 - Gasoline Station *
 - Hospital

Hotel/Motel/Motor Lodge
Kennel, Commercial *
Pawn Shop
Personal Improvement Services
Personal Services
Restaurant, Drive-In or Fast Food *
Restaurant, General
Retail Sales *
Short-Term Rental *
Studio, Fine Arts
Veterinary Hospital/Clinic

5. *Industrial Uses.*

Recycling Centers and Stations *

6. *Miscellaneous Uses.*

Amateur Radio Tower *

Parking Facility *

Wireless Communication Facility, Class 1*

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses.*

Adult Care Residences

Life Care Facility

Nursing Home

Religious Assembly *

Utility Services, Major *

2. *Commercial Uses.*

Adult Business *

Automobile Repair Services, Major *

Car Wash *

Dance Hall

Equipment Sales and Rental *

Manufactured Home Sales *

Mini-Warehouse *

Outpatient Mental Health and Substance Abuse Center

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- Recreational Vehicle Sales and Service *
 - Surplus Sales
 - Truck Stop *
 - 3. *Industrial Uses.*
 - Custom Manufacturing *
 - Industry, Type I
 - Landfill, Rubble *
 - Transportation Terminal
 - 4. *Miscellaneous Uses.*
 - Broadcasting Tower *
 - Outdoor Gatherings *
 - Wireless Communication Facility, Class 2*
 - Wireless Communication Facility, Class 3*

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2, 10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 011023-4, § 1, 1-10-23; Ord. No. 111924-7, § 1, 11-19-24; Ord. No. 072225-9, § 1, 7-22-25)

Sec. 30-54-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) Minimum lot requirements.

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) Minimum setback requirements.

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind the front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.

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- b. Accessory structures: 3 feet.
 - 4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

- 1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.
 - b. Accessory structures: actual height of principal structure.

(D) *Maximum coverage.*

- 1. Building coverage: 50 percent of the total lot area.
- 2. Lot coverage: 90 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93)