

# C-2

## Medium Commercial

The medium commercial district is intended for moderately dense commercial development, such as large-format retailers and malls, serving local and regional needs. Medium commercial uses should be located along or the intersections of major roadways to accommodate the traffic generated.

### Permitted and Conditional Uses

#### Non-Residential Uses

|  |                                     |  |
|--|-------------------------------------|--|
| Adult day care                           | Food Court Establishment (c/s)      | Recreational Vehicle sale, service, and rental (c) |
| Alcoholic Beverage Establishment (c)     | Food Preparation (c)                | Religious Assembly                                 |
| Amusement (Indoor) (c)                   | Food Sales (c)                      | Restaurant (c)                                     |
| Amusement (outdoor) (c)                  | Funeral Services (c)                | Restaurant-Drive in or Drive-Through (c)           |
| Antique Shop                             | Game Room (c/s)                     | School, boarding                                   |
| Art Studio or Gallery                    | Garden Center (c)                   | School, business or trade                          |
| Automobile Repair (Major)(c)             | Gasoline Station (Limited) (c/s)    | School, College or University                      |
| Automobile Repair (Minor) (c)            | Gasoline Station Full Service (c/s) | School, private or parochial                       |
| Automobile Sale/Rental (c)               | General Retail Sales (Convenience)  | School, public                                     |
| Automobile Washing (c)                   | General Retail Sales (General)      | Semi-Permanent food establishment (c)              |
| Brewery, micro (c)                       | Governmental facilities             | Smoke shop or Tobacco Store                        |
| Brewpub (c)                              | Hospital Services (s)               | Theater  |
| Business Support Services                | Hotel (c)                           | Transportation Terminal (c)                        |
| Child Care Center                        | Kennel (c)                          | Truck and Trailer sales and rental (c)             |
| Club or Lodge (c)                        | Laundry Service                     | Utility services (minor)                           |
| Commercial Off-Street Parking (c)        | Laundry Service (Self)              | Veterinary Services, large (c)                     |
| Communication Services or Facilities     | Liquor Sales (c)                    | Veterinary Services, small (c)                     |
| Construction and Equipment Sales (Minor) | Medical Clinic (s)                  | Wireless Transmission Facilities, attached (c)     |
| Consumer repair Services                 | Mini-Storage Warehouse (c)          | Wireless Transmission Facilities, stealth (c)      |
| Contractor's shop (c)                    | Offices, Government                 | Wireless Transmission Facilities, monopole (c/s)   |
| Distillery, micro                        | Offices, Medical (s)                | Zoo, private                                       |
| Event Center (c/s)                       | Offices, Professional (s)           |  |
| Financial Services (c)                   | Offices, Showroom                   |  |
| Financial Services, alternative (c)      | Off-site Accessory Parking          |  |
| )  | Pawnshop (c)                        |  |
| Florist (c)                              | Personal Improvement Services       |  |
|  | Personal Services                   |  |
|  | Pet Store (c)                       |  |
|  | Printing and Publishing (c)         |  |
|  | Recreational Vehicle Park (c/s)     |  |

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### Site Development Standards

| Lot   |                     | Massing               |                    |
|---|---------------------|-----------------------|--------------------|
| Minimum Lot Area  | 1/2 acre            | Maximum Height        | 60 ft              |
| Minimum Lot Width   | 100 ft <sup>1</sup> | Minimum Setbacks:     |                    |
| Maximum principle structure lot coverage                            | 60% <sup>2</sup>    | Front Setback         | 20 ft              |
| Maximum principle and accessory structure lot coverage <sup>3</sup> | 70%                 | Streetside Setback    | 15 ft              |
|   |                     | Exterior Side Setback | 40 ft <sup>6</sup> |
|   |                     | Rear Setback          | 40 ft <sup>6</sup> |
| Landscape Requirement   | 15% <sup>3</sup>    |                       |                    |
| Streetscape yard  | 15 ft <sup>4</sup>  |                       |                    |
| Bufferyard  | 25 ft <sup>5</sup>  |                       |                    |

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 10 ft