
Sec. 113-128. Community commercial district (C-1).

(a) *Permitted uses:*

- (1) Accounting, auditing and bookkeeping services;
- (2) Advertising agencies;
- (3) Adult day care;
- (4) Amphitheaters;
- (5) Antique stores;
- (6) Apparel and accessory stores (including dressmaker and tailor);
- (7) Appraisers;
- (8) Art galleries;
- (9) Art studios;
- (10) Assembly halls;
- (11) Attorneys;
- (12) Automobile claims adjuster;
- (13) Auditoriums;
- (14) Bail bonding services;
- (15) Bakeries, retail;
- (16) Banquet halls;
- (17) Barbershops and beauty shops;
- (18) Bicycle repair shops;
- (19) Blood donor stations;
- (20) Blueprinting and photocopying services;
- (21) Book and stationery stores;
- (22) Bowling alley;
- (23) Business agents and brokers;
- (24) Business service support establishments;
- (25) Camera and photographic supply stores;
- (26) Care homes;
- (27) Carryout/delivery establishments;
- (28) Catalog mail order stores;
- (29) Caterers;
- (30) Churches and other places of worship;
- (31) Cigar stores and stands;

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- (32) Clerical;
 - (33) Collection services;
 - (34) Commercial photography, art and graphics offices;
 - (35) Computer or data processing offices;
 - (36) Convention or exhibition halls;
 - (37) Counseling and guidance services;
 - (38) Credit reporting services;
 - (39) Dance schools;
 - (40) Delicatessen and gourmet food stores (with incidental catering);
 - (41) Dental care services;
 - (42) Detective agency and protective services (excluding armored cars and animal rental);
 - (43) Dinner theatres;
 - (44) Doctors/physicians' offices;
 - (45) Drafting services;
 - (46) Drugstores;
 - (47) Eating establishments, when accessory to a permitted use;
 - (48) Electric transformer stations, gas regulator stations and telephone exchanges;
 - (49) Employment agencies;
 - (50) Engineering, planning and architectural offices;
 - (51) Fabric shops;
 - (52) Farm and garden supply stores;
 - (53) Finance, insurance and real estate institutions;
 - (54) Florists;
 - (55) Food specialty shops (ice cream, coffee, soda fountain);
 - (56) Furniture, home furnishing and appliance stores;
 - (57) General building contractors;
 - (58) Gift, novelty and souvenir stores (excluding adult novelty);
 - (59) Glass sales;
 - (60) Grocery stores limited to a floor area not exceeding 5,000 square feet;
 - (61) Gyms;
 - (62) Hardware sales;
 - (63) Historical society/welcome, information centers;
 - (64) Hobby, toy and game shops;
 - ~~(65) Hotels;~~

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- (~~6665~~) Household and apparel stores;
 - (~~6766~~) Indoor sports facilities; and
 - (~~6867~~) Interior decorator services;
 - (~~6968~~) Jewelry sales and repair;
 - (~~7069~~) Key duplicating shops;
 - (~~7172~~) Kitchen-ware stores;
 - (~~7271~~) Laundry and dry cleaning pick-up stations;
 - (~~7372~~) Lawn and garden supply;
 - (~~7473~~) Libraries;
 - (~~7574~~) Locksmiths;
 - (~~76~~) ~~Lodging houses;~~
 - (~~7775~~) Management, consulting and public relations services;
 - (~~7876~~) Manicure services (nail care);
 - (~~7977~~) Meat, seafood and poultry markets (excluding live poultry);
 - (~~8078~~) Medical photography;
 - (~~8179~~) Message answering services;
 - (~~8280~~) Museums;
 - (~~8381~~) Musical instrument sales and repair;
 - (~~8482~~) News dealers and newsstands;
 - (~~8583~~) Notary public;
 - (~~8684~~) Nursing homes;
 - (~~8785~~) Occupational physical therapy;
 - (~~8886~~) Office uses as part of a planned office center;
 - (~~8987~~) Optician and optometry stores;
 - (~~9088~~) Parks;
 - (~~9189~~) Pawn shops;
 - (~~9290~~) Pet shops;
 - (~~9391~~) Pharmacies;
 - (~~9492~~) Photographic studios;
 - (~~9593~~) Picture framing stores;
 - (~~9694~~) Playhouses;
 - (~~9795~~) Political organizations;
 - (~~9896~~) Produce markets;
 - (~~9997~~) Publishing only: newspaper, periodicals and books;

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- ~~(10098)~~ Radio, television and stereo sales and service;
 - ~~(10199)~~ Repair, as an accessory use;
 - ~~(102100)~~ Retail automotive parts and tire stores;
 - ~~(103101)~~ Restaurants, general and convenience;
 - ~~(104102)~~ Seasonal outdoor retail (activity for the sale of flowers, garden supplies, produce);
 - ~~(105103)~~ Shoe repair and sales;
 - ~~(106104)~~ Skating rinks;
 - ~~(107105)~~ Special trade contractors;
 - ~~(108106)~~ Specialized non-degree schools;
 - ~~(109107)~~ Specialized merchandise stores;
 - ~~(110108)~~ Sporting goods;
 - ~~(111109)~~ Swimming pools (prefabricated), hot tubs and spa sales;
 - ~~(112110)~~ Talent and theatrical booking agents;
 - ~~(113111)~~ Telephone business offices;
 - ~~(114112)~~ Telecommuting centers;
 - ~~(115113)~~ Travel agencies;
 - ~~(116114)~~ Used goods stores;
 - ~~(117115)~~ Video sales and rentals (excluding adult entertainment); and
 - ~~(118116)~~ Visiting nurse associations.

(b) *Conditional uses (see article VII):*

- (1) Animal hospitals and veterinary clinics;
- (2) Arcades;
- (3) ATMs;
- (4) Automobile brokers;
- (5) Automobile repair;
- (6) Bed and breakfasts;
- (7) Cemeteries;
- (8) Day nurseries and kindergartens;
- (9) Dog grooming shops.
- (10) Electrical supply stores;
- (11) Electric transformer stations, gas regulator stations and telephone exchanges;
- (12) Hotels (to include motels, lodging houses, inns, and extended stay hotel)
- ~~(1213)~~ Independent living facilities;
- ~~(1314)~~ Indoor pet boarding;

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- (~~1415~~) Laundry and dry cleaning establishments including pick-up stations, package plants and coin-operated facilities;
 - (~~1516~~) Neighborhood recreation center or swimming pools;
 - (~~1617~~) Paint, glass and wallpaper stores;
 - (~~1718~~) Private or parochial schools;
 - (~~1819~~) Public utility facilities; and
 - (~~1920~~) Small engine sales and repair.

(c) *Development standards:*

- (1) Minimum lot area—One acre;
- (2) Minimum lot width—100 feet;
- (3) Yard setbacks:
 - a. From a major thoroughfare—80 feet;
 - b. From a collector—70 feet;
 - c. From a residential street—55 feet;
 - d. Rear yard setbacks—30 feet;
 - e. Side yard setbacks—20 feet;
- (4) Maximum height of structures—40 feet, with structures not to exceed three overall stories;
- (5) Where a lot adjoins a single-family residential, MHP, or the AR zoning district—75-foot buffer (June 21, 2001); and
- (6) Maximum building size—Footprint of 30,000 square feet.

(Revised March 1, 2012; August 1, 2013; October 2, 2014; Ord. No. 2017-02, §§ 1—4, 5-4-2017; Ord. No. 2017-08, § 1, 11-2-2017; Ord. No. 2018-07, § 2, 5-17-2018; Ord. No. 2019-08, § 1, 11-21-2019; Ord. No. 2020-05, § 1, 9-17-2020; Ord. No. 2020-05A, § 1, 9-17-2020; Ord. No. 2020-07, § 1, 9-17-2020; Ord. No. 2023-03, § 1(C), 2-16-2023)

Sec. 113-129. Highway commercial district (C-2).

(a) *Permitted uses:*

- (1) All those permitted uses in the C-1 zoning district;
- (2) Aquariums, planetariums, botanical gardens
- (3) Assembly halls;
- (4) Automobile air conditioning equipment, sales and installation;
- (5) Automobile broker;
- (6) Automobile claims adjuster;
- (7) Automobile convenience and gas services;
- (8) Automobile upholstery shops;
- (9) Reserved;

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- (10) Bail bonding services;
 - (11) Billiard and pool halls;
 - (12) Blood banks;
 - (13) Body art studios (June 6, 2013);
 - (14) Building materials dealers (garage doors, fencing, roofing, storm windows, kitchen, cabinets, wallboard, insulation);
 - (15) Building materials establishments;
 - (16) Carpet and vinyl flooring stores;
 - (17) Catalog, mail order stores;
 - (18) Churches and other places of worship;
 - (19) Comedy clubs;
 - (20) Consumer electronic repair services;
 - (21) Drive-in restaurants;
 - (22) Dwelling as an accessory structure to be used for security purposes;
 - (23) Fast food restaurants;
 - (24) Flea markets;
 - (25) Flooring stores;
 - (26) Funeral homes and funeral chapels, mortuaries, crematoriums;
 - (27) Furniture upholstery shops;
 - (28) Landscaping services;
 - (29) Heating, air conditioning, ventilation supply stores;
 - (30) Home appliance repair and related services;
 - (31) Home health care services;
 - (32) Hookah lounges (June 6, 2013);
 - (33) Household and apparel sales and rental;
 - (34) HVAC/plumbing/electrical contractors;
 - (35) Indoor sports and recreation facilities;
 - (36) Medical supply businesses;
 - ~~(37) Motels;~~
 - (38) Musical instrument sales and repair, musical supply sales including records, tapes and compact discs;
 - (39) Natural materials dealers (lime, plaster, sand, gravel, lumber);
 - (40) Nursing homes;
 - (41) Packaging services;
 - (42) Parcel and express services;

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- (43) Playhouses;
 - (44) Plumbing supply stores;
 - (45) Radio and television broadcasting stations (excluding transmission towers);
 - (46) Recording and developing studios;
 - (47) Service agencies;
 - (48) Sign stores—Painting and lettering;
 - (49) Swimming pool supplies, cleaning and maintenance services;

~~(50) Taverns, bars, lounges;~~

- (51) Training/rehabilitation services;
- (52) Upholstery, furniture services; and
- (53) Water-softening services.

(b) *Conditional uses (see article VII):*

- (1) Animal hospitals and veterinary clinics;
- (2) Armored car services;
- (3) ATMs;
- (4) Automobile repair;
- (5) Automobile sales;
- (6) Automobile service stations;
- (7) Automotive parking establishments;
- (8) Bed and breakfasts;
- (9) Car wash services;
- (10) Commercial motor vehicle repair;
- (11) Commercial motor vehicle sales;
- (12) Farmers' markets;
- (13) General building contractors;
- (14) Golf cart sales and service;
- (15) Golf or baseball driving ranges;
- (16) Gun shops;
- (17) Health clubs and day spas;

(18) Hotels (to include motels, lodging houses, inns, and extended stay hotels)

- ~~(1819)~~ Laundry and dry cleaning establishments including pick-up stations, package plants and coin-operated facilities;
- ~~(1920)~~ Marine sales and parts;
- ~~(2021)~~ Miniature golf courses;

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- (~~2122~~) Nursing homes (June 6, 2013);
 - (~~2223~~) Outdoor sports facilities and swimming pools;
 - (~~2324~~) Paint, glass and wallpaper stores;
 - (~~2425~~) Par 3 golf courses;
 - (~~2526~~) Plant nurseries;
 - (~~2627~~) Private or parochial schools;
 - (~~2728~~) Public utility facilities;
 - (~~2829~~) Retail automobile parts and tire stores;
 - (~~2930~~) Small engine sales and repair; and
 - (~~3031~~) Tennis courts, clubs and facilities.

(c) *Development standards:*

- (1) Minimum lot area—One acre (May 20,1999);
- (2) Minimum lot width—100 feet (May 20,1999);
- (3) Yard setbacks:
 - a. From a public street—50 feet (May 20,1999);
 - b. Rear yard setbacks—30 feet;
 - c. Side yard setbacks—20 feet;
- (4) Maximum height of structures—~~35-40~~ feet (~~May 20, 1999~~);
- (5) Where a lot adjoins a single-family residential district, a MHP district, or an AR district—75-foot buffer (June 21, 2001);
- (6) Maximum building size—Footprint 30,000 square feet.

(Revised March 1, 2012; June 6, 2013; Ord. No. 2017-03, §§ 1—4, 5-4-2017; Ord. No. 2018-07, § 3, 5-17-2018; Ord. No. 2019-09, § 1, 11-21-2019; Ord. No. 2020-08 , § 1, 9-17-2020)