

**ARTICLE 9**  
**"C-2" GENERAL BUSINESS DISTRICT**

**9.01 DESCRIPTION AND PURPOSE**

This district is intended for more diversified and higher-intensity commercial land uses that would not be appropriate in the downtown area of the city due to possible objectionable conditions. This district is also appropriate for uses serving the motoring public. Increased setbacks and screening are required to protect neighboring land uses from any objectionable conditions.

**9.02 PERMITTED LAND USES**

The following uses of land and buildings are permitted by right:

- A. All uses permitted by right in the "C-1" District.
- B. Car washes.
- C. Drive-through and drive-in restaurants.
- D. Funeral homes.
- E. Lumber yards.
- F. Motels.
- G. Oil change establishments.
- H. Service stations, including minor vehicle repairs. All tires, auto parts, and bodies must be removed from the premises or kept in an enclosed building.
- I. Veterinary clinics, provided that the keeping of animals outdoors is prohibited.

**9.03 SPECIAL LAND USES**

The following uses of land and buildings may be permitted upon obtaining approval as a special land use pursuant to the procedures and requirements of Article 19:

- A. Adult day-care centers.
- B. Adult entertainment businesses.

- C. Child-care centers
- D. Commercial recreation (outdoor).
- E. Outdoor sales.
- F. Public or institutional uses.
- G. Vehicle repair (major or minor).

**9.04 ACCESSORY USES AND BUILDINGS**

- A. Accessory uses incidental to a permitted principal use are permitted when located on the same lot.
- B. Accessory buildings and structures shall meet the provisions of Article 17.

**9.05 HEIGHT AND AREA REGULATIONS**

The use of land and buildings in this district shall meet the Schedule of District Regulations in Article 3.

**9.06 PARKING REQUIREMENTS**

All uses permitted in this district shall meet the off-street parking requirements of Article 18.

**9.07 SITE PLAN REVIEW**

All proposed uses and structures shall be subject to the review and approval of a site plan in accordance with Article 20.

**9.08 GENERAL PROVISIONS**

All applicable provisions in Article 17 shall be met.

**9.09 ADDITIONAL REQUIREMENT**

- A. All outdoor storage shall be regulated by all applicable city ordinances. Outdoor storage shall not be permitted on public property.

- B. All side and rear yards adjacent to residential districts shall be required to be screened by a fence, wall, or planted material (see Article 17 for required screening).
- C. All outdoor lighting shall be shielded to reduce glare and shall be arranged to reflect light away from all adjacent residential districts and dwellings.
- D. The centerline of all ingress and egress areas (curb cuts) shall be at least 30 feet from the right-of-way of any intersecting street.