

SECTION 8. C-2 COMMUNITY COMMERCIAL DISTRICT (Central Business District)

8.1 General Description

This commercial district is intended for the conduct of personal and business services and retail business of the community. Traffic generated by these uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

8.2 Uses Permitted

The following uses of property, buildings or structures:

- (1) Any commercial use permitted in the C-1 Neighborhood Commercial District.
- (2) Banks.
- (3) Dry or steam cleaning shop or plant employing not more five- (5) people.
- (4) Drug stores.
- (5) Grocery stores.
- (6) Hospitals.
- (7) Coin operated laundry and dry cleaning establishments.
- (8) Shop for the repair of plumbing, radio and electric equipment, shoes, furniture and similar personal or household commodities.
- (9) New and used car dealerships.
- (10) Department stores.
- (11) Mortuary (funeral home).
- (12) Retail stores, businesses or shops for custom work or the manufacture of articles to be sold at retail on the premises, excluding coal and wood yards, provided that in such manufacture the total mechanical power shall not exceed ten (10) horse power for the operation of any one machine provided that the space occupied by the manufacturing use permitted herein shall not exceed fifty (50) percent of the total floor area of the entire building or the equivalent of the ground floor area thereof, and provided further that such manufacturing use is not noxious or offensive by reason of vibration, noise, odor, dust, smoke or fumes.
- (13) Printing shop, including sale of office supplies and equipment.
- (14) Newspaper publication.
- (15) Sign painting shop.
- (16) Blueprinting shop.
- (17) Interior decorating shop.
- (18) Catering establishments.
- (19) Train stations, bus depots and travel agencies.
- (20) Theaters, auditoriums.

- (21) Recreational or amusement classification when conducted wholly inside an enclosed building.
- (22) Hardware or appliance stores.
- (23) Variety stores including discount stores.
- (24) Paint and hobby store, including sale of carpets, wall covering and similar household items.
- (25) Florists - provided no greenhouses are maintained on premises.
- (26) Service stations.
- (27) Hotels or motels.
- (28) Automotive parts and equipment sales.
- (29) Mail order stores.
- (30) Stamp redemption centers.

8.3 Uses Permitted After Public Notice and Hearing and Approval by the Planning Commission

Other uses similar to the above stated uses as may be determined by the Planning Commission.

8.4 Area and Setback Regulations

Yards

Front: No front yard shall be required except where the frontage on one side of a street between two intersecting streets is partly in the C-2 Commercial District and partly in a residential district, the front yard regulations of the residential district shall apply.

Rear: Same as C-1 Neighborhood Commercial District.

Side: Same as C-1 Neighborhood Commercial District.

Lot Width

None required.

Height Regulations

No building shall exceed sixty (60) feet in height.