

C2 (COMMUNITY COMMERCIAL) ZONE

PURPOSE

C2 (Community Commercial) Zone permits a range of commercial activities that serve a community or several communities, and allow larger commercial businesses.

DEVELOPMENT REQUIREMENTS

Minimum lot size: N/A

Minimum lot width: 100 feet

Minimum lot depth: 100 feet

Setbacks Principal Building:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 35 feet (min)
2. Secondary Frontage: 10 feet (min)
3. Side Setback: 10 feet (min)
4. Rear Setback: 35 feet (min)

Building Height:

1. Principal Building Height: 40 feet (max)
2. Accessory Building Height: 35 feet (max), but not higher than the height of the principal building.

C2 PERMITTED USES

The following uses are permitted by right in the C2 district.

Civic Space

1. Playground
2. Community Garden, Small
3. Community Garden, Medium
4. Community Garden, Large

Residential

1. Community Types

Lodging

1. Hotel and Motel
2. Inn
3. Recreational Vehicle Park

Office

1. Laboratory, Scientific, Agricultural Research, Office and Service
2. Office, General
3. Office, Small

Retail and Service

1. Commercial Laundry
2. Commercial Use Not Elsewhere Classified
3. Convenience Store
4. Display Gallery
5. Gas Station
6. Kiosk
7. Retail Facility, Large, over 25,000 sq. ft.
8. Retail Facility, Medium, 10,000 to 25,000 sq. ft.
9. Open Market Building
10. Personal Service
11. Bar, Pub, Tavern
12. Nightclub
13. Restaurant, Bakery, Catering Service
14. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private
2. Entertainment Facility, Not Adult Entertainment
3. Institutional Use such as Library, Educational or Cultural

4. Museum
5. Off-Site Parking Area for Commercial and Industrial Use
6. Recreation and Sports Facility, Private
7. Recreation and Sports Facility, Public
8. Religious Institution
9. Theater and Like Place of Assembly
10. Sports Stadium

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Agricultural Packaging and Warehousing
2. Auction Yard
3. Farming and Ranching
4. Greenhouse and Nursery, Commercial
5. Wine Tasting Room or Winery

Automotive

1. Auto-Related Repair and Service, But Not Auto Painting or Body Work

Civic Support

1. Animal Hospital, Veterinary Clinic and Kennel, Agricultural Office and Medical Research
2. Cemetery
3. Funeral Home and Funeral Chapel
4. Health Service, Public or Private
5. Hospital

Education

1. Child and Adult Care, Commercially Operated
2. Childcare, Home Occupation
3. College or University
4. Trade School

Industrial

1. Wireless Communication Facilities
2. Construction Equipment, Related Sales, Services, Storage and Distribution Facility

3. Ground Transportation Terminal
4. Laboratory Facility
5. Mini-Storage Unit
6. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public

C2 SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Residential

1. Mobile Home Park

Retail and Service

1. Adult Bookstore or Adult Entertainment

Industrial

1. Major Facility for Distribution of Electric, Natural Gas, Water, Sewer, Cable