

SECTION 834

"C-2" - COMMUNITY SHOPPING CENTER DISTRICT

The "C-2" District is intended to serve as a planned unified shopping center for a community.

SECTION 834.1 - USES PERMITTED

The following uses shall be permitted in the "C-2" District. All uses shall be subject to the Property Development Standards in Section 834.5 and Site Plan Review, Section 874.

(Amended by Ordinance 490.174 re-adopted 5-7-79)

1. Those uses permitted in the "C-1" District, Section 833.1.
2. Appliance sales (household).
3. Automobile Parts Sales (New).
(Added by Ord. T-260 adopted 3-8-82)
4. Automobile service stations.
5. Banks.
6. Bars and cocktail lounges.
7. Bicycle shops.
8. Bowling alleys.
9. Building and loan offices.
10. Dance studios or dancing academies.
(Added by Ord. 490.111 adopted 1-6-76)
11. Day Nursery - commercial.
(Added by Ord. 490.188 adopted 10-29-79)
12. Department stores.
13. Furniture stores.
14. Garden supplies.
15. Health foods.
16. Hobby shops.
17. Jewelry stores.
18. Millinery.
19. Notions.

20. Offices:
 - a. Administrative.
 - b. Business.
 - c. General.
 - d. Medical.
 - e. Professional.
21. Pet shops.
22. Pool and billiards.
(Added by Ord. 490.14 adopted 6-9-64)
23. Post offices.
24. Radio and television sales and service.
25. Restaurants.
26. Signs subject to the provisions of Section 834.5.
27. Stationery stores.
28. Superdrug stores.
29. Supermarkets.
30. Toy stores.
31. Tropical fish raising.
32. Video stores.
(Added by Ord. T-046-315 adopted 1-5-93)
33. Libraries
(Added by Ord. T-058-328 adopted 10-8-96)

(Section 834.1 amended by Ord. 490.166 adopted 2-20-79)

SECTION 834.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL

The following uses shall be permitted subject to review and approval as provided for in Section 872.

- A. Automobile parking lot or structure, subject to the provisions of Sections 834.5 and 855-I.
- B. Ice and food products dispensing machines.
- C. Microwave relay structures.
- D. Water pump stations.
- E. Walk-in, reach-in, cold storage boxes designed to hold refrigerated food and dairy products for sale upon the premises.
(Added by Ord. 490.19 adopted 3-16-65)

SECTION 834.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 853.

- A. Electric distribution substations.
- B. Small animal veterinary hospitals or clinics within a completely enclosed building, with no boarding, subject to Sections 853 and 855-N.
(Added by Ord. 490.7 adopted 8-6-63)
- C. Planned Commercial Developments
(Added by Ord. T-284 adopted 5-26-87)
- D. Mechanical car wash when operated incidental to and in conjunction with an automobile service station.
(Added by Ord. T-059-329 adopted 5-20-97)

SECTION 834.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "C-2" District.

- A. New residential uses. Existing residential uses shall be subject to the provisions of Nonconforming Uses, Section 876.
- B. Any combination of residential and non-residential uses at the same time on a lot, parcel of land or in any structure thereon.
- C. Trailer parks.
- D. Industrial uses.
- E. Advertising structures.

SECTION 834.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "C-2" District.

- A. LOT AREA
No requirement.
- B. LOT DIMENSIONS
No requirements.
- C. POPULATION DENSITY
None, however, for existing residential uses, the provisions of Section 834.4-A shall apply.
- D. BUILDING HEIGHT
 1. No building or structure erected in this District shall exceed thirty-five (35) feet in height.

(Amended by Ord. T-080-355, adopted 12-5-06)

2. For exceptions, the provisions of the "C-P" District, Section 832.5-D.2, shall apply.

E. YARDS

No requirements, except where a "C-2" District abuts or is across the street from any residential district, the requirements of the "C-1" District, Section 833.5-E.1, 2, and 3, shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

The maximum coverage of the lot by buildings or structures shall not exceed thirty-three (33) percent of the total lot area, including easements. In calculating lot area one-half (2) of the width of all abutting alleys may be included in the "C-2" District; however, when there is an approved plan for an integrated center, said plan shall govern.

H. WALLS

1. None required other than along the boundaries between the "C-2" District and abutting residential districts, in which case the requirements set for in the "C-1" District, Section 833.5-H, shall apply.

2. Swimming Pools

The provisions of Section 855-H.2, shall apply.
(Added by Ord. 490.123 adopted 12-7-76)

I. OFF-STREET PARKING

1. The following off-street parking requirements, subject to the General Standards contained in Section 855-I, shall apply to all new buildings and to increased floor area in existing buildings:

a. There shall be a minimum of three (3) square feet of parking area for every one (1) square foot of gross floor area except that the number of spaces need not exceed six (6) parking spaces per one thousand (1,000) square feet of gross floor space.

b. Required off-street parking shall be provided:

(1) On the lot with the use served, or

(2) On a contiguous lot in the "C-2" District within 300 feet of the property served.
(Amended by Ord. 490.184 adopted 9-17-79)

J.ACCESS

The provisions of the "C-1" District, Section 833.5-J-1 and 2, shall apply.

K. OUTDOOR ADVERTISING

The provisions of the "C-1" District, Section 833.5-K.1, 2, and 3, shall apply, with the following exception:

Free-standing signs provided that one (1) free-standing sign for each street frontage shall be allowed subject to the following regulation:

- a. The sign shall contain thereon only the name of the buildings, occupants or groups thereof. Time, temperature, and weather information may also be included. (Amended by Ord. 490.199 adopted 4-21-80)
- b. The sign shall not exceed one hundred fifty (150) square feet in area.
- c. The sign shall not exceed thirty-five (35) feet in height.

L. LOADING

1. The following off-street loading spaces shall be provided for all commercial uses:

<u>Total Square Feet Of Building Space (Gross Floor Area)</u>	<u>Loading Spaces Required</u>
a. Commercial Buildings	
3,500 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3
75,001 - 105,000	4
105,001 - and over	5
b. Office Buildings	
3,500 - 50,000	1
50,002 - 100,000	2
100,001 - and over	3

2. The requirements for size, location, treatment and maintenance of loading spaces in the "C-P" District, Section 832.5-L.4, shall apply.

M. SIZE OF NEW DISTRICT

In order to carry out the purposes expressed in Section 834 of this Section, the minimum and maximum amount of land that may be zoned for "C-2" purposes in any one location shall be:

- 1. Minimum area: Five (5) acres
- 2. Maximum area: Not more than fifteen (15) acres

SECTION 834.6 - SITE PLAN REVIEW

Before any parcel is created or any structure temporary or permanent, is erected within this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874. Such site plan shall encompass all contiguous property within the District and shall show the shopping center's ultimate development which shall be in conformity with the intent and purpose of the District.

(Amended by Ord. 490.58 adopted 2-10-70)