

**ARTICLE 13**  
**(C-2) GENERAL BUSINESS COMMERCIAL DISTRICT**

**7 TCC 1-13 (a) Purpose.** The C-2 General Business Commercial District is designed to accommodate a range of commercial uses and is intended to provide for the need of a larger consumer population than is served in the neighborhood business district. Due to the higher intensity of these uses, and the amount of automobile and truck traffic that they typically generate, it is intended that the C-2 district be located only along major and minor collectors and arterial streets.

**7 TCC 1-13 (b) Permitted Uses.** The following uses are permitted uses in the C-2 District, in accordance with the applicable regulations set forth in this Ordinance:

- (1) Accessory structures and uses;
- (2) Auction houses;
- (3) Automobile car wash;
- (4) Automobile repair; minor
- (5) Automobile service station;
  - i. Provided that no more than four (4) fuel stations and no more than two (2) service bays are provided; and
  - ii. Any accessory retail establishment is less than five thousand (5,000) square feet.
- (6) Automobile sales;
- (7) Automobile servicing and parts;
- (8) Banks;
- (9) Bowling alleys;
- (10) Clinics; medical and dental;
- (11) Clinics; veterinarian;
- (12) Commercial retail establishments not exceeding five thousand (5,000) square feet;
- (13) Communication Facilities;
- (14) Contractors/Construction office/storage;
- (15) Convenience stores;
- (16) Golf driving range;
- (17) Governmental; essential;
- (18) Greenhouse; commercial;
- (19) Health club and fitness centers, not exceeding a floor area of 15,000 square feet;
- (20) Hotel, motel, lodges, and resorts;
- (21) Household appliance, sales and repair;

- (22) Landscaping business;
- (23) Lawn care, chemicals;
- (24) Offices; business and professional;
- (25) Personal Service Establishment;
- (26) Restaurants;
- (27) Shooting range, indoor;
- (28) Signs;
- (29) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.
- (30) Swimming pool, public;
- (31) Theaters;
- (32) Warehouse, mini storage.

**7 TCC 1-13 (c) Special Uses.** The following uses may be established by a special use permit in the C-2 District in accordance with procedures and standards set forth in Article 25 (Special Uses):

- (1) Adult Entertainment Establishment;
- (2) Asphalt Batching Plant;
- (3) Automobile repair, major;
- (4) Automobile service station, provided that:
  - i. More than four (4) fuel stations and/or more than two (2) service bays are provided; and/or
  - ii. Any accessory retail establishment is more five thousand (5,000) square feet;
- (5) Churches;
- (6) Clubs or lodges; private;
- (7) Commercial retail establishments; exceeding five thousand (5,000) square feet;
- (8) Communication Facilities;
- (9) Community centers;
- (10) Crematory;
- (11) Funeral Home;
- (12) Governmental, non-essential;
- (13) Health club and fitness center, exceeding a floor area of 15,000 square feet;
- (14) Hospital;

- (15) Industry; light
- (16) Kennel, commercial;
- (17) Lawn care, no chemicals;
- (18) Off premise signs;
- (19) Paint Ball Facilities, Indoor and Outdoor; provided that outdoor paintball facilities are located more than five hundred (500) feet from any residential district, adjacent dwelling, school, church, existing paint ball facility and hunting range;
- (20) Pet cemetery / crematory;
- (21) Planned development, nonresidential;
- (22) Recreational Facilities, Class I, Class II and Class III;
- (23) Schools, private and public;
- (24) Shooting Range, outdoor;
- (25) Small Wind Energy Systems subject to all regulations as found in Title 7, Chapter 4;
  - i. There shall only be one wind energy system allowed on a zoning lot.
- (26) Storage Facility
- (27) Taverns, provided that such establishment is located no closer than five hundred (500) feet, measured from property line to property line, from any residential district, religious institution, or school.
- (28) Trucking Firm;
- (29) Warehouse, distribution.

**7 TCC 1-13 (d) Minimum Lot Sizes.** Except as provided by special use permit, all uses and structures in the C-2 District shall have the minimum lot size as set forth below:

- (1) Minimum lot size shall be one-half (½) acre for lots served by public water and sewer.
- (2) Minimum lot size shall be one (1) acre for lots which are required to be served by a private septic system.

**7 TCC 1-13 (e) Minimum Lot Width.** Minimum lot width at the building setback line shall be 100 feet.

**7 TCC 1-13 (f) Minimum Setbacks.** The following setback standards shall apply in the C-2 District for principal and accessory structures:

- (1) Abutting the following Roads.
  - i. Arterial Street (Highway): 100 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
  - ii. Collector Street (Major): 60 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.

- iii. Minor Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.
- iv. Private Street (Minor): 50 feet from the centerline of the right-of-way or 25' from the edge of the right-of-way whichever is greater.

(2) Side Yard.

- i. Principal structures shall have a side setback of not less than 10 feet from the property line.
- ii. Accessory structures shall have a side setback of not less than 5 feet from the property line.

(3) Rear Yard.

- i. Principal structures shall have a rear setback of not less than 20 feet from the property line.
- ii. Accessory structures shall have a rear setback of not less than 5 feet from the property line.

**7 TCC 1-13 (g) Lot Coverage.** No more than 30% of the area of the lot shall be occupied by structures.

**7 TCC 1-13 (h) Height.** Except as provided in 7TCC 1-5(l) the following height regulations shall apply in the C-2 District:

- (1) Principal structures not to exceed 36 feet to the mean height of the roof.
- (2) Accessory structures not to exceed 15 feet to the mean height of the roof.