

ARTICLE IX
C-2 GENERAL COMMERCIAL DISTRICTS

Section 9.01 USES PERMITTED.

- (a) business services including banks, offices and postal stations.
- (b) clothing services including dry cleaning and laundry establishments, laundromats, dressmaking, millinery and tailor shops, shoe repair shops.
- (c) equipment services including radio and television shops, electrical appliance shops, show room of a plumber, decorator or similar trade.
- (d) food services including grocery stores, fruit,
- (e) vegetable and meat markets, supermarket, restaurants, delicatessen, candy shops and bakeries whose products are sold only at retail on the premises.
- (f) personal services including barber and beauty shops, reducing salons, photographic shops and funeral homes.
- (g) retail services including drug stores, hardware stores, haberdasher, stationery and book stores, news shops, apparel shops, show room for articles to be sold at retail, flower shops and commercial greenhouses.
- (h) public transportation terminals, public utility buildings and transformer stations without storage yards.
- (i) buildings used for research and testing laboratories, storage buildings or distributing stations.
- (j) any commercial establishment or professional service or commercial service not specifically stated or implied elsewhere in this ordinance.
- (k) residence when included as an integral part of the principal building to be occupied by the owner or his employee
- (l) buildings and uses customarily necessary to any of the above uses which may include the repair, alternation, finishing, assembly, fabrication or storage of goods - such use shall not be detrimental either by reason of odor, smoke, noise, dust or vibration to the surrounding neighborhood.

Section 9.02 USES REQUIRING SPECIAL EXCEPTION PERMITS

- (a) shopping center or similar commercial development
- (b) automobile service including auto equipment sales, car wash service, new and used car sales lots, trailer sales areas, gasoline service stations and auto repair garages.
- (c) recreation services including theaters, bowling alleys, pool and billiard rooms, dance halls, roller and ice skating rinks.
- (d) hotels, motels, private clubs and lodges; wholesale establishments, taverns, night clubs, on and off sale liquor stores, trade schools, commercial parking garages and ramps.
- (e) drive-in restaurants, drive-in banks, and other drive-in services.
- (f) open air display areas for the sale of products such as garden furniture, hardware items, nursery stock or automobiles or areas used to display rental equipment such as tools or trailers.
- (g) buildings and uses customarily incidental to any of the uses listed in this section when located on the same property and which will not be detrimental either by reason of odor, smoke, noise, dust or vibration to the surrounding neighborhood.

Section 9.03 COMMERCIAL RESTRICTIONS.

The permitted uses listed shall be subject to the following condition.

- (a) Such businesses and sales or display areas shall be confined within a building.

Section 9.04 BUILDING HEIGHT.

No building or structure hereafter erected or altered shall exceed thirty-five (35) feet or two (2) stories in height.

Section 9.05 LOT AREA, FRONTAGE AND YARD REQUIREMENTS.

The following minimum requirements shall apply in all C-2 Districts.

Lot Area Sq. Ft.	Lot Frontage	Side Yard*		Front Yard	Rear Yard**
		Least Width	Sum		
5,000	50'	10'	20'	45'	25'

* 30' shall be required on that side of the property abutting any AG, R-1 or R-2 District.

** Where alleys exist, the measurement may include one-half (1/2) the width of the alley.

Section 9.06 **GREENBELT.**

All development, in this district, when adjacent to a residential district and not separated therefrom by a street or alley, shall provide a greenbelt buffer strip along the adjoining property line.