

Sec. 1604. - Permitted uses.

- (a) The following principal uses are permitted in C-2 districts:
 - (1) Any retail business or service.
 - (2) Gasoline service station that meets the following development standards:
 - a. All structures, including underground storage tanks, must be placed at least thirty (30) feet from any property line.
 - b. Curb cuts must be located at least fifteen (15) feet from the intersection of street lines.
 - (3) Hotel.
 - (4) Office.
 - (5) Bank.
 - (6) Radio station.
 - (7) Printing, copying, publishing establishment.
 - (8) Off-street parking lot or parking garage.
 - (9) Education or training facility.
 - (10) Lodge or club.
 - (11) Local, state, or federal government building.
 - (12) Utility substation meeting the following development standards:
 - a. Structures must be placed at least thirty (30) feet from all property lines.
 - b. Structures must be enclosed by a woven-wire fence at least eight (8) feet high with bottom of fence either flush with the ground or with a masonry footing.
 - c. No vehicles or equipment may be stored on the lot.
 - d. A buffer must be maintained along the side and rear property lines.
- (b) The following principal uses are permitted as special exceptions in C-2 districts:
 - (1) None.
- (c) The following accessory uses are permitted in C-2 districts:
 - (1) Those determined by the administrative officer to be customarily appurtenant to those uses permitted in this district.
 - (2) Manufacturing in connection with the principal retail business or service on the lot meeting the following standards:
 - a. Occupies less than forty (40) percent of the floor area;
 - b. Employs no more than five (5) persons. (The intent here is to assure that activities which are primarily manufacturing in nature are directed away from commercial areas and into manufacturing areas. Establishments with five (5) or fewer manufacturing employees in connection with a commercial activity are considered to be primarily commercial and compatible with a commercial district. Manufacturing activities with more than five (5) employees would be considered large enough to belong in a manufacturing district with other such uses rather than in a commercial district.)
- (d) The following accessory uses are permitted as special exceptions in C-2 districts:
 - (1) None.
- (e) All accessory uses must meet the standards set forth in section 504(e).

(f) All uses not permitted within C-2 districts by this section are specifically prohibited.

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