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: 35feet (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, Ag Research, Office and Service
2. Office, General
3. Office, Small

Retail and Service

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

Institutional

1. Community Building, Public or 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
7. Religious Institution
8. Theater and Like Place of Assembly

9. Sports Stadium

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

1. Agricultural Packaging and Warehousing
2. Auction Yard
3. Cannabis microbusiness
4. Cannabis Microbusiness Producer (A)
5. Cannabis Producer (A)
6. Farming and Ranching
7. Greenhouse and Nursery, Commercial
8. 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, Kennel, Ag Office and Training and Medical Research
2. Cemetery
3. Crematorium
4. Funeral home and Funeral Chapel
5. Health Service, Public or Private
6. Hospital

Education

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

Industrial

1. Cannabis research or testing laboratory
2. Wireless Communications Facility
3. Construction Yard and Equipment, Related Sales, Services, Storage and Distribution Facility, Semi-truck Parking
4. Ground Transportation Terminal
5. Laboratory Facility
6. Ministorage Unit
7. 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

Agriculture

1. Stable, commercial

Industrial

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