

Part III
Article XX

C-2, COMMUNITY COMMERCIAL DISTRICT

Section 2000 Statement of Purpose

The Community Commercial District as established in this Article is intended to be that district permitting retail business and service uses, which serve a larger area than those, permitted in the Neighborhood Commercial District. Uses in the C-2 District are more intensive and less suitable for location adjacent to most residential neighborhoods.

Section 2010 Permitted Uses

1. All uses permitted in R-1A, R-1, R-2, R-3, R-4, and C-1 Districts are permitted provided that residential uses shall conform with the lot area requirements of the R-4 District and provided further, that no residential use shall occupy the first or ground floor of any structure located in the C-2 Community Commercial District.
2. Bicycle rental and repair shops.
3. Catering establishments.
4. Clothing or Costume rental establishments.
5. Eating and drinking places in which there is not a dancing or floor show or other live entertainment involving more than one person.
6. Mortuaries
7. Musical instrument repair shops.
8. Photographic developing or printing establishments and studios.
9. Shops or stores for the sale of beverages, including package liquor outlets, hardware, household appliances, jewelry, leather goods, paint, radios, or televisions.
10. Accessory structures and uses customarily incidental to the above permitted uses.

Section 2025 Permitted Uses As Special Exceptions

The following uses may be permitted by the Board of Zoning Appeals if the proposed use will constitute a desirable and stable development which will be in harmony with development in adjacent areas, and will not cause congestion on public streets nor be contrary to the spirit and purpose of this Ordinance.

1. Gasoline Dispensing and Service Stations, providing that such use is located at least five hundred (500) feet from an entrance or exit to property on which is located a public school, playground, playfield, or park; that the minimum frontage on any street shall be one hundred and thirty-two (132) feet, and that no storage outside the building shall be permitted. The lot area minimum shall be fifteen thousand (15,000) square feet. The facility shall meet all regulations of the Indiana Uniform Fire Code.
2. Other uses similar to the above and subject to the following:
 - a. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail exclusively on premises where produced.
 - b. All business, servicing, or processing, except for off-street parking or loading, shall be conducted within completely enclosed buildings.

Section 2050 Area, Height, and Placement Requirements

1. Minimum lot area: Not required, except that residential uses must meet the requirements of the R-4 district.
2. Minimum lot width: Fifty (50) feet.
3. Minimum yard requirements:
 - A. Front Yard: Fifteen (15) feet.
 - B. Side Yard: Must have two (2) side yards totaling twelve (12) feet in width, neither or which may be less than six (6) feet. On the exterior side yard or rear yard which borders on a residential district, there shall be provided a setback of at least twenty (20) feet.
 - C. Rear Yard: Fifteen (15) feet, except as specified above.
4. Maximum lot coverage: 80%
5. Maximum height of buildings: Four (4) stories, but not more than fifty (50) feet, except that a building's height may be increased by two (2) feet for every foot by which all yards are increased above the minimum requirements contained herein.
6. Off-street parking: See Article VII.

Section 2080 Protective Screening

Those sides of a lot or parcel in a C-2 district which abut or are across an alley from a lot or parcel in any-residential district shall be provided with greenbelts or buffer strips in accordance with Section 475.