Sec. 130-14. C-2, retail district.

(a) *General purpose and description.* The C-2, retail district is established to provide locations for various types of general retail trade, business and service uses. The district allows shopping areas or uses which are generally compatible near or adjacent to, but not usually directly in, residential neighborhoods. These shopping areas should utilize established landscape and buffering requirements and generally be limited to 2 stories in height. The C-2 district should be located along or at the intersection of major collectors or arterials to accommodate higher traffic volumes. Under certain conditions, high-rise offices may be permitted if proper buffering and transition treatment is provided from residential districts.

(b) *Permitted uses.* Any permitted use in the C-1 district with the addition of:

• Automobile service station;

• Bed and breakfast;

• Boardinghouse (lodging house);

• Business or trade school;

• Commercial amusement (indoor);

• Dance studio;

• Fitness center;

• Funeral home/mortuary;

• Gaming establishments;

• Indoor archery and shooting range;

• Laundromats (self-service washateria);

• Micro-assembly;

• Motel or hotel;

• Nursery (greenhouse);

• Package liquor store;

• Parking lots or garages, commercial;

• Pawnshop that has been licensed to transact business by the state consumer credit commissioner under V.T.C.A., Finance Code ch. 371;

• Reception hall;

• Retail services (including incidental uses);

• Restaurant;

• Studio;

• Tattoo/piercing studio (see section 130-34(n));

• Theater—Indoor.

(c) *Conditional uses.* Any conditional use allowed in the C-1 district with the addition of:

• Automobile repair/sales/rental;

• Boat repair/sales/rental;

• Commercial amusement (outdoor);

• Credit access business (see section 130-34(o));

• Heating or air conditioning sales or service;

• Heliport or helistop;

• Ice company sales—Wholesale;

• Mini-warehouse or self-storage;

• Motorcycle sales/rental/service;

• Moving company;

• Night club or tavern(≤ 5,000 square feet);

• Office—Showroom/warehouse;

• Theater—Outdoor;

• Printing company;

• Recycling collection point;

• Trailer rental;

• Truck rental.

(d) *Height regulations.* See building setbacks and lot standards in article IV of chapter 62.

(e) *Lot area and setback requirements.* See building setbacks and lot standards in article IV of chapter 62.

(f) *Parking regulations.* See access and off-street parking in article VI of chapter 62.

(g) *Other regulations.*

(1) As established by all other applicable sections and/or ordinances.

(2) Establishments selling alcoholic beverages shall not be located within 300 feet of a public school, church, or a public hospital. The distance shall be measured as specified in the City Code.

(3) Single-family detached dwelling permitted in this district shall conform to standards as specified in the RD-5 district. Patio home, townhouse, and duplex dwellings permitted conditionally in this district are subject to the supplemental regulations of section 62-167, section 62-168 and section 62-169, respectively.

(4) Where activity has ceased for one or more years on a property where the most recent land use is a permitted use in this district, a site plan shall be filed in accordance with the provisions of nonresidential and multifamily development in article III of chapter 62 before activity on the property may resume. Single-family dwellings, patio homes, townhouses, and duplexes are exempt from this provision.

(5) No temporary structures, such as recreational vehicles, travel trailers, construction trailers, or mobile homes may be used for on-site dwelling purposes.

(6) The following regulations are to control contamination of the air, water, or the environment and to safeguard the health, safety, and general welfare of the public. No machine, process or procedure shall be employed on any property in the city, in which:

a. Emission of smoke, dust, noxious, toxic, or lethal gasses are detectable beyond the perimeter of the property.

b. Vibration is discernible beyond the property line.

c. Noise above the average intensity of street traffic is discernible beyond the property line.

d. Materials are stored or accumulated in such a way that they may be carried by rainwater in natural drainage channels beyond the limits of the property, which are noxious, toxic, radioactive, or contain oil or grease.

(7) Wireless telecommunications facilities shall be allowed only as provided for in section 130-35.

(Ord. No. 2110 , § 3, 8-25-2015; Ord. No. 2111 , § 13, 8-25-2015)