

| C-2—GENERAL COMMERCIAL DISTRICT | |
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| ALLOWED USES: Uses allowed in this district appear in Table 33-17.21 | |
| MAXIMUM DENSITY ALLOWED | |
| Dwelling units per gross acre | 16 |
| DIMENSIONAL REQUIREMENTS | |
| MINIMUM LOT DIMENSIONS | |
| MINIMUM WIDTH | 75 feet |
| MINIMUM SIZE | 9,000 square feet. |
| SETBACKS/BUILDING SEPARATION/IMPERVIOUS SURFACE LIMITATIONS | |
| Maximum impervious surface | 60 (Mixed Use) to 70 (Highway Commercial) percent (dictated by land use designation) |
| Front setback | 20 feet |
| Side setback, abutting residentially zoned property | 25 feet |
| Side setback, abutting street | 20 feet |
| Side setback, other | 10 feet |
| Rear setback, abutting residentially zoned property | 25 feet |
| Rear setback, other | 10 feet |
| BUILDING DIMENSIONS | |
| Maximum height | 80 feet |
| ADDITIONAL REQUIREMENTS | |
| MINIMUM REQUIREMENTS FOR DRIVEWAYS AND PARKING | |
| The minimum separation required between vehicle use areas and the property line is 10 feet. Off-street parking spaces compliant with Section 33-91 are required. Staff may adjust in conjunction with redevelopment or change in use where the separation is less or absent. Off-street parking spaces compliant with Section 33-91 are required. | |
| Parking on grass and sidewalks is prohibited. Vehicle use areas must be paved with concrete, asphalt concrete or industry recognized porous paving approved by the city's engineer. Paved areas must be included in the site's impervious surface calculation. Compacted gravel or milled asphalt may be proposed for single family dwellings or commercial overflow parking in accordance with Sec. 33-91.06(d)3.f. | |
| Visitor parking shall be provided at 0.5 spaces per unit. | |
| MINIMUM REQUIREMENT FOR STORMWATER MANAGEMENT | |
| Stormwater generated by, during and after construction or improvement must be contained on-site or within a communal stormwater collection and management system permitted by the State. | |
| MINIMUM REQUIREMENTS FOR WATER AND SEWER | |
| Application for and connection to municipal water and sewer is required within areas served by the city. | |
| MINIMUM REQUIREMENTS FOR LOTS WHERE SEPTIC TANKS ARE USED | |
| SEWER/WATER SYSTEM | LOT AREA |
| Septic tank with individual well | 1-acre per unit |
| Aerobic tank with individual well | 1-acre per unit |
| Septic tank with public water supply | ½-acre per unit |

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| REQUIREMENTS FOR TREE COVERAGE |
| Historic trees and trees utilized to meet the minimum tree protection requirement or trees located inside a designated tree protection area, as defined in Article VI of Chapter 33, may not be removed without application and approval of a permit by the city. Dedication of 15 percent of the property for tree preservation is required. |
| LANDSCAPING AND SIGNS |
| Landscaped buffers are required along street frontages where are proposed (Article VIII of Chapter 33). Additional buffer and sign requirements apply to developments within and/or along special overlay districts (Article IV of Chapter 33). |
| OUTDOOR STORAGE AND DISPLAY |
| Unless otherwise prohibited in the list of primary, conditional or special-exception uses for each zoning district, outdoor display of equipment, supplies, merchandise, or personal property is permitted in compliance with section 33-27.04. |
| TRAFFIC IMPACT ANALYSIS |
| Calculation and submittal of average annual daily trips is required for all developments. The developer of any development which will generate 1,000 or more Average Annual Daily Trip (AADT) ends per day, as determined by reference to the Institute of Traffic Engineers Trip Generation Manual or to locally derived trip generation rates accepted by the city as accurate, shall provide the city with a traffic impact analysis prepared by a qualified traffic engineer at the time application is made for approval of a site plan or preliminary plat. See also, Section 33-41.04.1 |
| COMMUNITY DESIGN STANDARDS |
| Site and building aesthetics need to comply with the Community Design Standards (Article VIII, section 33-94). |