

Section 900: Purpose

The C-2 Community Business Districts are designed to cater to the needs of a larger consumer population than is served by the Local Business Districts, and are generally characterized by an integrated or planned cluster of establishments served by a common parking area and by generating large volumes of vehicular and pedestrian traffic.

Section 910: Principal Uses Permitted

In a Community Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Any use permitted in a C-1 Local Business District.
2. All retail business, service establishments or processing uses as follows:
 - a. Any retail business whose principal activity is the sale of merchandise in an enclosed building.
 - b. Restaurants or other places serving food or beverage, not including drive through uses.
 - c. Theaters, assembly halls, concert halls or similar places of assembly when conducted completely within enclosed buildings.
3. Outdoor golf driving ranges and miniature golf facilities.
4. Other uses similar to the above uses.
5. Accessory structures and uses customarily incident to the above permitted uses.

Section 920: Principal Uses Permitted Subject to Special Conditions

The following uses shall be permitted, subject to the conditions hereinafter imposed for each use and subject further to review and approval of the site plan by the Planning Commission.

1. The following open air business uses when developed in a planned relationship with the B-2 District: Retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies provided further that such uses shall be located at the exterior end of the building mass located in a C-2 District.

2. Automobile service centers, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center. Uses include oil change facilities and light automobile repair.

Section 930: Required Conditions

1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises where produced.
2. All businesses, servicing or processing, except for off-street parking, loading and open air uses as specified in Section 920, above, shall be conducted within completely enclosed buildings.
3. See ARTICLE 16, GENERAL PROVISIONS and ARTICLE 15, SCHEDULE OF REGULATIONS limiting the height and bulk of buildings, the minimum size of lot by permitted land use, maximum density permitted and minimum yard setback requirements.