

## **Chapter 17.11 GENERAL COMMERCIAL ZONE (C-2)**

### **17.11.010 Purpose and intent.**

The C-2 zone is a land use classification suitable for general commercial uses. Its function is to provide for areas in which retail sales relating to heavy equipment and to products normally displayed or stored out of doors may be conducted, such as automobile sales, truck and tractor sales, boat sales, lumberyards, etc. It also provides for areas in which businesses requiring substantial space may be carried on, such as motels and recreational vehicle parks.

### **17.11.020 Permitted uses.**

The land uses permitted in the C-2 zone are listed in the zoning matrix and generally described as follows:

- A. Any use permitted in a C-1 zone;
- B. Motels, hotels;
- C. Service stations;
- D. Drive-in restaurants;
- E. Bowling alleys;
- F. Lumberyards (new lumber and materials);
- G. Farm machinery and heavy equipment sales and service;
- H. Commercial garages;
- I. Animal hospitals, clinics and kennels;
- J. Feed, seed and fertilizer stores;
- K. Warehouses;
- L. Heating and plumbing equipment sales, supplies and service. (Ord. C-446, 2000)

### **17.11.030 Conditional uses.**

In accordance with AHMC [17.03.110](#) through [17.03.140](#), the Hearing Examiner may grant approval for the following uses in the C-2 zone, when satisfied that the use will be consistent with the Comprehensive Plan and the intent of the C-2 zone, and when the conditional use will not have a material adverse effect on neighboring properties. In granting such approval, the Hearing Examiner may require special restrictions such as sight-obscuring fences, suitable landscaping, yard requirements, signs, etc., and may also require time limits for the proposed use. Any reasonable restrictions for the suppression of noise, smoke, or odors may be required.

- A. Drive-in theaters;
- B. Migratory amusements, such as circuses, carnivals, and fireworks stands;
- C. Industrial and manufacturing uses with an approved mixed-use development plan;
- D. Any use which could present a significant environmental impact;
- E. Any other proposed use of a commercial nature;
- F. Custodial quarters;
- G. Outdoor facilities for commercial kennels and pet shops;
- H. Mixed use developments.

### **17.11.040 Prohibited uses.**

The following uses are prohibited in the C-2 zone:

- A. Billboards and other outdoor advertising structures other than those advertising the business located on the same lot as the structure in accordance with Chapter [17.24](#) AHMC;
- B. Residential dwelling units aside from those allowed in a mixed-use development or dwelling unit as a secondary use;
- C. Wrecking, salvage, and junk yards.

### **17.11.050 Development standards.**

Before the issuance of a building permit, evidence of compliance with AHMC [17.11.060](#) through [17.11.140](#) shall be provided to the Planning Department.

**17.11.060 Density.**

No density requirements apply in the C-2 zone, except for those areas within the Fairchild Air Force Base accident potential zones defined in Chapter [17.15](#) AHMC. Proposed land uses within accident potential zones must comply with the population density guidelines outlined in the air installation compatible use zone (AICUZ) study prepared by Fairchild Air Force Base.

**17.11.070 Minimum lot area and frontage.**

No minimum lot size shall apply in the C-2 zone. A minimum street frontage of 60 feet is required.

**17.11.080 Minimum yards.**

A. Minimum setback requirements from lot lines are as follows:

Front yard – 25 feet

Rear yard – 10 feet

Side yard – 5 feet per story

Corner yard – 15 feet

B. The Technical Review Committee may alter these setback guidelines if a design is proposed that differs from these standards, but still provides the same level of safety and aesthetics as intended by these setbacks

**17.11.090 Building coverage and height.**

A. The maximum building coverage shall be 60 percent of the lot area.

B. The maximum building height shall be 50 feet above the mean ground level.

**17.11.100 Parking standards.**

Off-street parking spaces shall be provided in accordance with the requirements of Chapter [17.21](#) AHMC.

**17.11.110 Sign standards.**

Signage standards for uses in the C-2 zone shall be provided in accordance with the requirements of Chapter [17.23](#) AHMC.

**17.11.120 Fence and wall standards.**

Fence and wall standards for uses in the C-2 zone shall be provided in accordance with the requirements of Chapter [17.20](#) AHMC.

**17.11.130 Landscaping standards.**

Landscaping standards for uses in the C-2 zone shall be provided in accordance with the requirements of Chapter [17.22](#) AHMC.

**17.11.140 Storage standards.**

Storage standards for uses in the C-2 zone shall be provided in accordance with the requirements of Chapter [17.25](#) AHMC.