

201.05 C-2-Central Business (Main Street) Commercial District. This district is intended to accommodate the major business and office concentration in the City. It is characterized further by a variety of stores and related activities that occupy the central commercial area of the City. This district is intended to be the single central business district in the City, and no other use of this district designation shall be utilized other than continuously with the currently established district. The following tables detail principal and accessory uses in the C-2 district; special exceptions, which require approval of the Board of Adjustment; and setback, area, and height requirements.

TABLE 201.05A	USES IN THE C-2 CENTRAL BUSINESS DISTRICT COMMERCIAL DISTRICT	
Permitted Principal Uses Principal uses that are permitted in the C-2 district.	Permitted Accessory Uses Uses customarily incidental and subordinate to principal permitted uses, and only permitted if there is an existing permitted principal use	Special Exceptions Uses that may be authorized only by the Board of Adjustment per Section 302.09. Specific conditions may be applied to special exceptions if they are approved.
<ul style="list-style-type: none"> Business sales and services conducted entirely within the building, including those with incidental manufacturing or processing of goods or products Hotels and motels Dwellings-2nd floor and above All publicly owned and operated buildings and facilities Business or Professional Offices Automobile Repair, Minor Churches & Accessory Facilities Hotels and motels Any other retail or service sales business, including food preparation for off-site sales (catering) Public utility business offices, repair, & storage facilities Hospitals & medical, dental, or chiropractic clinics, or similar uses Funeral Homes 	<ul style="list-style-type: none"> Outdoor Sales & Service Parking Lots Private garages & storage sheds no larger or higher than the requirements listed below and in Section 202.06 Temporary uses, such as buildings for uses incidental to construction work which shall be removed upon completion or abandonment of the work Private recreational facilities Fences & walls, per Section 202.05 Satellite Dish Antennas, lampposts, flagpoles, & other yard fixtures per Section 202.08 Keeping of domestic animals as pets, but not on a commercial basis (i.e., breeding for sale) or scale objectionable to neighbors; the keeping or raising of pigs, sheep, goats, cattle, fowl, poultry, or horses in this district is prohibited. Pet shelters (including doghouses), cages, fences, and runs for pets shall be considered accessory structures and shall be regulated as such. Living quarters (2nd floor & above) of persons employed on the premises or otherwise used as a separate dwelling 	<ul style="list-style-type: none"> Service stations Warehousing Outdoor storage Churches or accessory facilities Automobile Repair, Major First floor residences (such as apartments or living quarters) Private garages & storage sheds larger or higher than the requirements listed below and in Section 202.06 Public utility and public service installations & facilities, including substations & relays Recreational trails, public or private Other uses that, as determined by the Board of Adjustment, are of the same general character as those listed under "Principal Permitted Uses" and which will not be detrimental to the district or surrounding properties

TABLE 201.05B		MINIMUM SETBACK, AREA, & HEIGHT REQUIREMENTS IN THE C-2 CENTRAL BUSINESS DISTRICT COMMERCIAL DISTRICT**			
Minimum Lot Area	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
None, unless used solely for residential purposes, then 6,000 square feet	20 feet	PRINCIPAL USES			
		None	None, except if a side yard is provided, it shall be a minimum of 3 feet	None	The lesser of 4 stories or 45 feet
		ACCESSORY BUILDINGS & STRUCTURES			
		None, except if a front yard is provided, it shall be at least equal to that of the principal structure	None, except if a side yard is provided, it shall be a minimum of 3 feet	None	18 feet for 1-story structures, 28 feet for 2-story structures; in no case can the height of the accessory building exceed the height of the principal structure

**See Section 103 for explanations regarding setback & yard measurement. See Section 202.06 for modifications and exceptions of setback, area, & height requirements as well as other requirements that may apply to principal and accessory uses.

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