

SECTION 419. "C-2" ZONE, HEAVY COMMERCIAL

A. PURPOSE

This district is intended to provide for medium commercial uses. Land use is composed chiefly of retail and service business, together with necessary accessory uses and certain residential uses subject to Conditional Use Permit approval. The property development standards are designed to encourage orderly and compatible development in existing and future commercial areas within the City.

B. PERMITTED USES.

1. Retail sales of apparel and accessories, shoes, dry goods, foods, drugs, flowers and plants, garden supplies, hardware, gifts and novelties, pet and hobby supplies, art and art supplies, jewelry, liquor, tobacco, newspapers and magazines, music and records, household supplies, stationery, books, paints, wallpaper and glass, sporting goods, toys, variety store goods, appliances, auto parts and supplies, furniture, office supplies, leather and leather products, carpet, antiques, fabrics, photo supplies and similar convenience goods.
2. Repair services such as, but no more objectionable or intensive in character than: watches, jewelry, shoes, locksmith, minor household appliances.
3. Personal services such as: barbers, beauty shops, health clubs, laundries and cleaners, mortuaries.
4. Establishments serving food or beverages inside a completely enclosed building such as: restaurants, cafes, coffee shops, bars, taverns, and cocktail lounges. Entertainment and dancing facilities in connection therewith shall be permitted.
5. Light manufacturing incidental to a permitted use is permitted, but subject the following limitations:
 - a. All products incidental to a permitted use which are manufactured or processed on the premises shall be sold at retail only and on the premises only.
 - b. All such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building allocated to the permitted use.

6. Second hand stores, pawn shops, used furniture stores.
7. Radio and TV studios.
8. Banks, stock brokerage firms, savings and loan associations, loan companies and credit unions.
9. Governmental services, public utility offices and exchanges, excluding storage or repair services.
10. Offices related to any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, real estate, lawyer, architects and engineer.
11. Medical and dental offices and clinics.
12. Establishments primarily supplemental in character to other permitted principal uses, such as: pharmacy; apothecary shop; sales of corrective garments, prosthetic devices and optical goods; medical and dental laboratories.
13. Establishments whose principal function is basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
14. Business and trade schools, dancing, art and music schools.
15. Headquarters buildings of charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature.
16. Indoor commercial recreation establishments, such as bowling alleys, billiard parlors, skating rinks and similar establishments.
17. Indoor theaters, assembly halls, ballrooms, lodges and similar places of assembly.
18. Taxi stands, bus stops, public parking lots and garages.
19. Gas Service Stations.
20. Outdoor sales of nursery stock.
21. New and used automobile, truck, mobile home and agricultural equipment sales.

22. Wholesale establishments.
23. Lumber yards and building supplies.
24. Automotive repair garages.
25. Hotels and motels.
26. Hospitals and clinics.
27. Pet shops.
28. Veterinary clinics and kennels.
29. Drive-in/drive-through elements for permitted establishments, subject to the following:
 - a. Exterior speakers associated with drive-in/drive-through elements must be located and designed to minimize noise impacts on nearby properties and uses; and
 - b. Additional screening to mitigate sound and headlight glare may be required at the discretion of the Community Development Director.
30. Accessory buildings, structures and uses customarily incidental to a permitted use.

C. CONDITIONAL USES.

1. Residences as allowed in the “R-3” Zone, subject to the property development standards of the “R-3” Zone.
2. Manufactured Home Parks, subject to the provisions of Section 409.
3. Recreational Vehicle Parks, subject to the provisions of Section 409.
4. Outdoor commercial recreation establishments.
5. Drive-in theaters.
6. Construction Yard and Equipment, except heavy construction equipment.
7. Any such uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety, and general welfare.

D. PROPERTY DEVELOPMENT STANDARDS.

1. Minimum Lot Area: 5,000 Sq. Ft.
2. Minimum Average Lot Width: 50 Ft.
3. Minimum Front Yard:
 - a. 20 Ft. from garage/carport to the back of entry, porch or deck

(Except that along the west side of Main Street between East Mingus Ave. and East Cherry St., the required front yard shall be 5 Ft., provided then owner of the property agrees to landscape the front 10 Ft. of street right-of-way, measured back from a line 20 Ft., in front of the resulting building setback line, in a manner consistent with the requirements of Paragraph 7 of this Subsection.)

4. Minimum Side Yard:
 - a. None required
 - b. Where a lot adjoins a lot in a residential district along its side lot line, there shall be a 15 Ft. side yard.
 - c. Where a lot line abuts a street there shall be a 10 Ft. side yard.
5. Minimum Rear Yard: 5 Ft.
6. Maximum Building Height: 35 Ft., unless otherwise permitted under a Conditional Use Permit. Maximum number of stories is 2 ½; 3 stories are permitted for buildings located more than 300 feet from any residential zone, with written approval of the City of Cottonwood Fire Marshal or his/her designee.
7. Screening: Where the lot adjoins a residential district, a commercial use shall be screened from the residential property by a solid masonry wall or solid material fence six (6) Ft. in height or higher if required by the Development Review Board or Zoning Administrator, subject also to the fence height and material regulations established in Section 404 of this Ordinance. Refer to Article V, Section 501, for specific screening requirements.

E. GENERAL PROVISIONS.

The provisions of Section 404 shall apply.

F. SIGNS.

The provisions of Section 405 shall apply.

G. PARKING AND LOADING.

The provisions of Section 406 shall apply.

H. ZONING CLEARANCE.

The provisions of Section 303 shall apply.

I. DESIGN REVIEW.

The provisions of Section 304 shall apply to all uses other than single-family residences and individual manufactured homes.

J. CODE REVIEW.

The provisions of Section 305 shall apply to all uses other than single-family residences.

K. LANDSCAPING REQUIREMENTS.

The provisions of Section 407 shall apply to all uses other than single family residences.

Effective May 18, 2023 – Ordinance 730