



Sec. 26-219 Commercial-Two District (C-2).

A. *Intent and Purpose:* This district is established to provide areas with a wide range of commercial land uses which include office, general business, more intensive retail sales, wholesale businesses, and light manufacturing. This district generally depends on the entire region for the market area.

B. *Development Standards:*

1. *Maximum height.* Fifty (50) feet.
2. *Minimum lot area.* No limitation, provided that all other requirements can be met.
3. *Maximum lot coverage.* Eighty percent (80%), with a minimum of twenty percent (20%) of the lot being landscaped.
4. *Minimum lot width.* No limitations, provided that all other requirements can be met.
5. *Front yard setback.** Fifty (50) feet minimum, except as follows:
 - a. Thirty (30) feet for structures on lots or portions of lots which abut a cul-de-sac bulb.
 - b. Thirty (30) feet where the height of the building does not exceed thirty-five (35) feet, and where the front setback area is completely landscaped, exclusive of ingress/egress drives on either side of a structure.
 - c. Structures on lots which abut Sheridan Boulevard, Wadsworth Boulevard, Kipling Street, Ward Road, north of West 44th Avenue and Youngfield Street shall be setback a minimum of fifty (50) feet.
6. *Side yard setback.* Based upon the specific site, adjacent land use and adjacent public streets, one (1) or more of the following requirements shall apply:
 - a. Five (5) feet per story minimum, except a zero setback may be permitted where structures are constructed of masonry or nonflammable material and in accordance with the Uniform Building Code.
 - b. In all cases, thirty (30) feet where adjacent to a dedicated public street.

* For properties within a Traditional or Contemporary overlay area as defined in the Architectural and Site Design Manual, a build-to requirement shall apply in lieu of a setback requirement.

- c. In addition to building setback as required by subsection (a) above, where a side yard abuts property zoned residential, or where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped meeting the requirements of section 26-502(E) (Landscape Buffering for Parking Lots), shall be required.
7. *Rear yard setback.* Based upon specific site, adjacent land use and adjacent public streets, one (1) or more of the following shall apply:
 - a. Ten (10) feet for a one-story building and an additional five (5) feet per each additional story thereafter.
 - b. In all cases, any rear yard which abuts a public street shall have a minimum setback of fifteen (15) feet for all structures.
 - c. In all cases, any rear yard which abuts a public alley shall have a minimum setback for all structures of five (5) feet from the edge of the alley.
 - d. In addition to building setback as required by subsection (a) above, where a rear yard abuts property zoned residential, or where zoned agricultural and there is a residential structure within fifteen (15) feet of the commercial property, a five-foot-per-story landscaped buffer meeting the requirements of section 26-502(E) (Landscape Buffering for Parking Lots), shall be required.
8. *Parking requirements.* See section 26-501.
9. *Landscape requirements.* See section 26-502.
10. *Fencing requirements.* See section 26-603.
11. *Sign requirements.* See article VII.
12. *Streetscape and architectural design guidelines.* See Architectural and Site Design Manual and Streetscape Design Manual, section 26-224.