

Sec. 15-1-60. C-2 Zone, General Commercial

(A) *Purpose.* The purpose of this district is to provide for general commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive and compatible commercial development in the City. Single Family residential shall be prohibited in the General Commercial zone. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director.

(B) *Permitted uses.*

(1) All uses identified as "Permitted Uses" in the Neighborhood Commercial Zone

(2) Merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

Aerobics studios

Antique dealers

Artificial limbs and braces, sales and manufacturing

Assayers

Assembly halls and auditoriums

Auction halls with goods stored and auctioned within a building

Automobile parts and supplies, retail sales

Automobile sales, licensed franchise dealers

Automobile rental and leasing

Awnings, custom, retail sales and fabrication (indoor only)

Balls and bearings, retail sales

Barber and beauty supply and equipment, retail sales

Beer, Ale and wine distributors (no bottling)

Blood and plasma centers

Boat sales and service

Bottled fuel, storage and distribution (no bulk storage, 500 gallon maximum capacity)

Bowling alleys

Building materials, retail sales (indoor only)

Burglar alarm equipment, sales, service and monitoring

Camper sales

Candy, retail and wholesale sales and distribution

Carpet, rug, and furniture cleaners

Cesspool builders and service (offices only)

Charitable institutions

Christian science reading rooms

Cigarette vending service

Clothing, retail sales and alterations
Coin machines, rental and service
Collection agencies
Computer sales
Contractors' offices
Cosmetics, retail sales
Costume rental
Crockery, retail sales
Dairies, retail sales of products
Dental laboratories
Dental supplies
Department stores
Diaper supply services
Electrical contractors' shops
Electrical equipment, retail sales
Engravers
Entertainment bureaus
Express, messenger and courier companies, office and dispatch
only
Feed, retail sales, office
Financial institutions, drive through permitted
Fire protection equipment, retail sales and service
Fish markets, retail sales
Floor coverings and refinishing
Food products, sales and warehousing
Furnaces, retail sales and repair
Furniture, retail sales, repair and refinish
Garage equipment, retail sales
Garages (parking, public)
Gas appliances, retail sales and service
Gas companies, offices only
Gas regulating equipment, sales and service
Glass and mirror sales, installation and repair
Groceries, retail sales
Guns, retail sales and repairs
Gymnasiums, private and commercial
Hardware, retail sales
Hats, retail sales and repair
Headstone (tombstone) sales and display
Health club
Health food products, retail sales
Heating, ventilating and air conditioning equipment, retail sales
Historical museums
Hobby shops
Home appliance sales and service
Home electronics, general sales and service

Home improvement sales, within an enclosed building
Hospital service organizations
Hotel equipment and supplies, retail sales
Hotels and motels
House furnishings, retail sales
Janitorial supplies, retail sales
Laboratories, clinical and dental (accessory to medical offices)
Lawnmower repair shops
Leather goods, custom
Libraries, private, rental
Linen supply, laundry services
Locksmith shops
Martial arts studios
Medical supplies, retail sales and rental
Monuments, retail sales and display
Mortuaries
Motion picture equipment, retail sales and display
Motion picture theaters
Motor freight companies, offices only
Motorcycles, sales, service
Musical instruments, repairing, service, retail sales
Music studios
News services
Office furniture, equipment and supplies, retail sales and showroom
Oil burner, retail sales
Painting equipment and supplies, retail sales
Parking lots, commercial
Pet shops, retail sales
Pharmaceuticals, distribution and sales
Photographic developing
Physical therapy equipment, retail and wholesale
Playground equipment, retail sales
Plumbing fixtures and supplies, display and retail sales
Printers
Printer's equipment and supplies, sales
Produce, retail sales
Public transportation depot
Radio and television studios
Record retention center
Restaurants, alcoholic beverages prohibited
Restaurant equipment, retail sales
Safes, repair and sales
Saw sharpening shops
School equipment and supplies, retail and wholesale
Sewing machines, retail sales and repair
Shoe repairing equipment and supplies, sales

Skating rinks
Soaps, retail sales
Soda fountain supplies, retail
Sound systems and equipment, retail sales and repairs
Sporting Goods, retail and wholesale
Swimming pool supplies
Tack shops
Theaters
Tobacco sales
Vacuum cleaners, retail sales and service
Variety stores, retail sales
Vehicle Service
Veterinarians, retail sales and supplies
Video sales and rental
Window cleaning service
Window display installation, studio and shop
Woodworking equipment, retail sales

(3) Multiple-family dwellings - up to ten (10) units (must meet the standards of the R2-7 Zone) Manufactured homes are excluded.

(C) (1) *Conditional uses:*

Acoustical material, sales
Agricultural implements, distributions and display, retail sales
Ambulance service
Amusement park
Automobile, body and fender shops
Automobile radiator shops
Automobile Sales, Used
Bars, taverns, cocktail lounges
Building materials (outdoor storage yard)
Cabinetmaker
Carbide sales and distribution
Carwash
Clothing manufacturing
Cold storage (no slaughtering)
Cosmetics, compounding, packaging and storage
Crematorium
Dairy products manufacturing
Dance halls
Drive-in theaters
Drive-through restaurants
Equipment rental-(indoor storage only)
Express companies, warehouses and garages
Exterminators

Family game centers
Farm implements and machinery, retail sales
Firewood storage
Food processing
Frozen foods processing
Frozen foods, wholesale storage and distribution
Fuel dispensing (retail only)
Furniture, wholesale and storage
Golf or baseball driving ranges
Groceries, wholesale and warehouse
Heliport (medically related)
Homeless shelters
Horseshoeing
Hospitals
Imported goods, wholesale, warehouse
Indoor Shooting Range
Ink, compounding, packaging, sales and storage
Laboratories, testing and research
Liquidators
Liquor stores
Lubricating compounds, wholesale, storage
Lumber, sales
Machine shops
Machine tools, sales, storage
Machinery dealers, retail sales and showrooms
Manufactured housing sales
Massage establishments
Material handling
Microbrewery
Miniature golf
Mini-storage facilities - personal use only: no unit > 500 square feet
Missions, religious
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone.
Monument works, no outdoor sandblasting
Multiple-family dwellings, beyond ten (10) units (must meet the standards of the R2-7 Zone). Manufactured homes excluded.
Newspaper printing
Nursing homes
Oil burners, service, repair
Painting equipment and supplies, wholesale storage
Paper products, wholesale and storage
Pawnbroker, pawnshop
Plant nurseries
Plumbing fixtures and supplies, wholesale, storage

Pool and billiard halls
Produce, wholesale, storage
Public and civic uses serving alcoholic beverages
Public storage garages
Public/private utility structures, and appurtenances thereto for public service use.
Quick freeze plant
Radio and television broadcasting stations
Recreational vehicle parks or campground subject to the regulations in section 15-1-44 (T).
Recreational vehicle sales and service (licensed franchise dealers)
Recreational vehicle sales (used)
Refrigerators (wholesale and storage)
Rehabilitation centers
Restaurants serving alcoholic beverages
Secondhand goods
Sheet metal work
Sign shops, fabrication and painting
Soaps, compounding, packaging, storage
Surplus stores
Taxicab garages
Taxidermists
Tire repairing equipment and supplies
Toiletries, compounding, packaging, storage
Trailer rental
Trailer sales
Vehicle Repair
Veterinary clinics that board animals
Wine bottling

- (2) Manufacturing: Manufacturing incidental to a permitted sales or service shall be permitted through a Conditional Use permit subject to the following:
- (a) Such manufacturing activity shall be restricted to not over fifty (50%) percent of the ground floor area of the building devoted to the permitted use.
 - (b) All such manufacturing shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc.
- (D) *Property Development standards.*
- (1) Minimum lot area: Five thousand (5,000) square feet.

- (2) Minimum lot width: Fifty (50) feet.
- (3) Minimum front yard: Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.
- (4) Minimum side yard: None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.
- (5) Minimum rear yard: Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
- (6) Building Design: The siting of metal or steel buildings in the General Commercial zone shall require a conditional use permit, and shall be architecturally altered, through the construction of veneers, facades or other architectural details and facades shall be installed on all sides within view of public rights of way and/or adjacent property(s). Manufactured Buildings/Homes shall be prohibited. Maximum building height shall be 45 feet, except by Conditional Use permit.
- (7) Landscaping: An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways), and all open areas not designated and paved for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways, and plazas in a manner acceptable to the planning and zoning director or his/her designee. In addition to these landscaped portions, an area equal to at least five (5%) percent of the required parking area exceeding 20,000 square feet shall be landscaped. Preservation of existing trees is strongly encouraged.
- (8) Screening:
 - (a) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in section 15-1-44 or as otherwise allowed or required by the planning and zoning commission.

(b) All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight obscuring fence shall be built, or sight obscuring landscaping fence shall be planted, and maintained around the perimeter of the outdoor storage area.

(E) *General provisions.* The provisions of section 15-1-44 shall apply.

(F) *Signs.* The provisions of section 15-1-45 shall apply.

(G) *Parking and loading.* The provisions of section 15-1-46 shall apply.

(H) *Plan review.* The provisions of section 15-1-33 shall apply to all uses.

(Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05)

Editor's note—Sections 1 – 4 of Ord. No. 522, adopted Jan. 7, 2003, amended §§ 15-1-47, 15-1-50, 15-1-51.1, 15-1-52 – 15-1-54, and 15-1-56 – 15-1-62 in their entirety.