

(C-2) GENERAL BUSINESS COMMERCIAL DISTRICT

§ 157.205 PURPOSE.

The C-2 General Business Commercial District is designed to accommodate a range of commercial uses and is intended to provide for the need of a larger consumer population than is served in the neighborhood business district. Due to the higher intensity of these uses, and the amount of automobile and truck traffic that they typically generate, it is intended that the C-2 District be located only along major and minor collectors and arterial streets.

(Prior Code, 7 TCC 1-13(a))

§ 157.206 PERMITTED USES.

The following uses are permitted uses in the C-2 District, in accordance with the applicable regulations set forth in this chapter:

- (A) Accessory structures and uses;
- (B) Auction houses;
- (C) Automobile car wash;
- (D) Automobile repair, minor;
- (E) Automobile service station;
 - (1) Provided that no more than four fuel stations and no more than two service bays are provided; and
 - (2) Any accessory retail establishment is less than 5,000 square feet.
- (F) Automobile sales;
- (G) Automobile servicing and parts;
- (H) Banks;
- (I) Bowling alleys;
- (J) Clinics, medical and dental;
- (K) Clinics, veterinarian;
- (L) Commercial retail establishments not exceeding 5,000 square feet;
- (M) Communication facilities;
- (N) Contractors/construction office/storage;
- (O) Convenience stores;
- (P) Golf driving range;
- (Q) Governmental, essential;
- (R) Greenhouse, commercial;
- (S) Health club and fitness centers, not exceeding a floor area of 15,000 square feet;
- (T) Hotels, motels, lodges, and resorts;
- (U) Household appliance, sales and repair;

- (V) Landscaping business;
 - (W) Lawn care, no chemicals;
 - (X) Offices, business and professional;
 - (Y) Personal service establishment;
 - (Z) Restaurants;
 - (AA) Shipping/Cargo Containers subject to the regulations found in §157.046
 - (BB) Shooting range, indoor;
 - (CC) Signs;
 - (DD) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot;
 - (EE) Swimming pool, public;
 - (FF) Theaters;
 - (GG) Video gaming parlor, subject to the requirements of the State of Illinois Video Gaming Act, 230 ILCS 40. Such establishment shall not be located within 100 feet of a school or a place of worship under the Religious Corporation Act.
 - (HH) Warehouse, mini storage; and
- (Prior Code, 7 TCC 1-13(b)) (Ord. LU-18-11, passed 8-29-2018)

§ 157.207 SPECIAL USES.

The following uses may be established by a special use permit in the C-2 District, in accordance with procedures and standards set forth in §§ 157.435 through 157.447:

- (A) Adult entertainment establishment;
- (B) Adult-Use cannabis craft growers, in accordance with CHAPTER 159, provided that:
 - (1) A Cannabis Craft Grower shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (C) Adult-Use cannabis cultivation center, in accordance with CHAPTER 159, provided that:
 - (1) A Cannabis Cultivation Center shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (D) Adult-Use cannabis dispensing organizations, in accordance with CHAPTER 159, provided that:
 - (1) A Cannabis Dispensing Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (E) Adult-Use cannabis infuser organization, in accordance with CHAPTER 159, provided that:

- (1) A Cannabis Infuser Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (F) Adult-Use cannabis processing organization, in accordance with CHAPTER 159, provided that:
 - (1) A Cannabis Processing Organization shall not be located within one thousand (1,000) feet of property line of a pre-existing public or private preschool, elementary school, secondary school, day care center, daycare homes, religious institutions, a lot line containing an pre-existing residence, lot lines of all residential zoning districts, a residential care home and specialized care facilities.
- (G) Asphalt batching plant;
- (H) Automobile repair, major;
- (I) Automobile service station, provided that:
 - (1) More than four fuel stations and/or more than two service bays are provided; and/or
 - (2) Any accessory retail establishment is more than 5,000 square feet.
- (J) Churches;
- (K) Clubs or lodges, private;
- (L) Commercial retail establishments, exceeding 5,000 square feet;
- (M) Communication facilities;
- (N) Community centers;
- (O) Crematory;
- (P) Funeral home;
- (Q) Governmental, non-essential;
- (R) Health club and fitness center, exceeding a floor area of 15,000 square feet;
- (S) Hospital;
- (T) Industry, light;
- (U) Kennel, commercial;
- (V) Lawn care, chemicals;
- (W) Off-premises signs;
- (X) Paintball facilities, indoor and outdoor; provided that outdoor paintball facilities are located more than 500 feet from any residential district, adjacent dwelling, school, church, existing paintball facility, and hunting range;
- (Y) Pet cemetery/crematory;
- (Z) Planned development, non-residential;
- (AA) Recreational facilities, Class I, Class II, and Class III;
- (BB) Schools, private and public;
- (CC) Shooting range, outdoor;

- (DD) Small wind energy systems subject to all regulations as found in §§ 153.20 through 153.28. There shall only be one wind energy system allowed on a zoning lot;
- (EE) Storage facility;
- (FF) Taverns, provided that such establishment is located no closer than 500 feet, measured from property line to property line, from any residential district, religious institution, or school;
- (GG) Trucking firm; and
- (HH) Warehouse, distribution.

(Prior Code, 7 TCC 1-13(c))

§ 157.208 MINIMUM LOT SIZES.

Except as provided by special use permit, all uses and structures in the C-2 District shall have the minimum lot size as set forth below:

- (A) Minimum lot size shall be one-half acre for lots served by public water and sewer; and
- (B) Minimum lot size shall be one acre for lots which are required to be served by a private septic system.

(Prior Code, 7 TCC 1-13(d))

§ 157.209 MINIMUM LOT WIDTH.

Minimum lot width at the building setback line shall be 100 feet.

(Prior Code, 7 TCC 1-13(e))

§ 157.210 MINIMUM SETBACKS.

The following setback standards shall apply in the C-2 District for principal and accessory structures.

- (A) *Abutting the following roads.*
 - (1) Arterial street (highway): 100 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (2) Collector street (major): 60 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (3) Minor street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
 - (4) Private street (minor): 50 feet from the centerline of the right-of-way or 25 feet from the edge of the right-of-way, whichever is greater.
- (B) *Side yard.*
 - (1) Principal structures shall have a side setback of not less than ten feet from the property line.
 - (2) Accessory structures shall have a side setback of not less than five feet from the property line.
- (C) *Rear yard.*
 - (1) Principal structures shall have a rear setback of not less than 20 feet from the property line.
 - (2) Accessory structures shall have a rear setback of not less than five feet from the property line.

(Prior Code, 7 TCC 1-13(f))

§ 157.211 LOT COVERAGE.

No more than 30% of the area of the lot shall be occupied by structures.

(Prior Code, 7 TCC 1-13(g))

§ 157.212 HEIGHT.

The following height regulations shall apply in the C-2 District:

- (A) Principal structures not to exceed 36 feet to the mean height of the roof; and
- (B) Accessory structures not to exceed 36 feet to the mean height of the roof.

(Prior Code, 7 TCC 1-13(h))