

**ARTICLE N. COMMERCIAL-GENERAL (CR-2)**

**SECTION:**

**9-7N-1: Purpose**

**9-7N-2: The Use Table for CR-2 Zone**

**9-7N-3: Height And Area Regulations**

**9-7N-1: PURPOSE:**

The CR-2 District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, wholesale, office and other general business uses of an intense character. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The CR-2 District is also appropriate along commercial corridors. The Commercial-General District corresponds to and implements in part the commercial and retail master plan category. (Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. B24-004, 9-24-2024)

**9-7N-2: THE USE TABLE FOR CR-2 ZONE:**

NAICS	CR-2 Zone Uses	Permitted	Accessory	Conditional
	All uses permitted in the PB, CR-1 and residential uses of the MF-3 District	X		
	All conditional uses identified in the PB, CR-1 and residential uses of the MF-3 District if not permitted in CR-2 Zone			X
	Accessory Structure/Buildings		X	
	Caretaker and security guard quarters		X	
	Parking lot (commercial)			X
	Parks and recreation areas and facilities			X
311800	Bakeries and Tortilla Manufacturing (Bakery, wholesale)			X
312112	Carbonated water sales	X		
312120	Brewpub (Brewery and Bar)			X
323000	Printing and Related Support Activities	X		
423200	Household Merchandise and Furnishings Wholesalers	X		
423300	Lumber and Other Construction Materials Merchant Wholesalers			X
423450	Medical supplies	X		
423730	Heating and Air Conditioning Sales, Supply and Repairs	X		
424300	Apparel, Piece Goods, and Notions Merchant Wholesalers	X		
424900	Misc. Nondurable Goods Merchant Wholesalers inc. Farm Supplies, Agricultural Chemicals, etc.			X
425000	Wholesale Trade			X
441200	Other Motor Vehicle Dealers inc. Boat sales, service			X
444200	Lawn and Garden Equipment and Supplies Retailers	X		
445240	Market (meat and fish), Retail			X
445300	Beer, Wine, and Liquor Retailers			X
451110	Guns, retail/Pawn Shop			X
453310	Thrift store			X
455110	Department store	X		

455110	Discount store	X		
457100	Gasoline Stations			X
458200	Shoe Retailers (Shoe sales, repair)	X		
459200	Book Retailers and News Dealers	X		
459510	Flea markets, swap meets			X
459930	Manufactured (Mobile) Home Dealers			X
459999	Monument sales	X		
485310	Taxi Stand			X
485310	Taxicab office			X
492100	Couriers and Express Delivery Services office	X		
493100	Ministorage			X
512131	Theaters, indoor	X		
512132	Theaters, drive-in			X
518200	Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services	X		
522390	Check Cashing/Deferred Deposit Services/ Money Transmission/ Payday Lending/ Money Order, etc.			X
524200	Agencies, Brokerages, and Other Insurance Related Activities inc. Insurance Office	X		
531200	Offices of Real Estate Agents and Brokers	X		
532100	Automotive Equipment Rental and Leasing (Vehicle sales, rental and service facilities)			X
541940	Veterinary Clinics (small animal)	X		
541940	Animal Hospital (large animal)			X
561200	Public, quasi-public and institutional facilities and uses			X
561300	Employment Services (Employment agencies)	X		
561700	Services to Buildings and Dwellings inc. Janitorial, cleaning, landscaping, and pest control etc.	X		
621500	Medical and Diagnostic Laboratories & Diagnostic Imaging Centers			X
624410	Childcare facilities			X
713940	Tennis Club	X		
713990	Firing ranges, gun clubs			X
721110	Hotels, motels			X
721191	Bed and breakfast inns			X
721199	Transient lodging establishment			X
722400	Drinking Places inc. Bar, lounge, tavern (Alcoholic Beverage)			X
722511	Full-Service Restaurant inc. Eating and drinking places	X		
722513	Drive-through restaurant	X		
722513	Limited-Service Restaurants inc. Delicatessen, pizza delivery, takeout, fast-food, drive-in, etc.	X		
722513	Supper Club			X
722514	Cafe or Cafeteria/Coffee shop (breakfast, lunch)	X		
811100	Automotive Repair and Maintenance			X
811200	Electronic and Precision Equipment Repair and Maintenance inc. Radio, TV, etc.	X		
811400	Personal and Household Goods Repair and Maintenance inc. Antique, upholstery shops, etc.	X		
812199	Tattoo establishments	X		
812210	Funeral home and interment services	X		

812310	Launderette	X		
812331	Linen Supply inc. Apron, linen, diaper, work uniforms, etc.	X		
812910	Kennels			X
812921	Photofinishing Laboratories inc. retail cameras, films, and supplies, etc.	X		
813400	Civic and Social Organizations	X		
	Temporary Commercial and Industrial Use of Vacant Buildings and/or Lands			X

(Ord. B24-004, 9-24-2024)

**9-7N-3: HEIGHT AND AREA REGULATIONS:**

**Building Placement**

A.	Min. Building Front Setback: 0 ft.
B.	Min. Parking Front Setback: 20 ft.
C.	Min. Setbacks for Front Walls and Fences over 30-inch: 20 ft.
D.	Min. Side Setback: 0 ft.
E.	Min. Streetside Setback: 0 ft.
F.	Min. Rear Setback: 0 ft.
G.	Max. Roofed Area: 60% of Net Site Area
H.	Min. Open Space of Lot: 15%
I.	Min. Setbacks from residential districts: 20 ft.
J.	Max. Building Height: 2 stories or 35 ft.
K.	Three (3) stories or 40 ft are allowed for three-family, four family, and multiple-family dwellings.
L.	Two (2) additional stories, for a total of four (4) stories, may be permitted pursuant to an approved

	conditional use permit. Applicable bulk regulations will be determined as part of the CUP requirements.
	M. Shared access is recommended.

<i>Parking Requirements</i>	
1.	See Chapter 9-8-5 Off Street Parking and Loading for more details.
2.	Surface Parking Lot Requirements:
	* Surface parking lots in the CR-2 zone are permitted to the side and rear of buildings that are placed along streets and public spaces. Surface parking is discouraged in front of buildings.
	* One row of parking is permitted to the side of buildings that are placed along streets and public spaces. At least 15 feet of landscaping shall be provided between this parking row and the sidewalk. This landscaped setback shall include a combination of trees and medium- to low-lying landscaping, such as shrubs and groundcovers. This landscaped area may also include walls and fences that are no greater than 30 inches in height.
<i>Site Plan Requirements</i>	
1.	Site plan approval shall be required when appropriate pursuant to section 9-5-4 of this title.
<i>Performance Standards</i>	
1.	All uses MF-3 uses permitted in the CR-2 district shall follow the requirements of the MF-3 Zone.
2.	Open storage is prohibited.
3.	Display of Goods: All display, storage and sale of goods shall be provided within the primary structure, except the display of operable vehicles for sale, which may be displayed in any area located outside of required parking or landscaped areas.
4.	Objectionable Uses: All uses shall be free from objections because of odor, dust, noise, vibration or other causes.
5.	Signs: All signs shall be governed by the provisions of chapter 10 of this title.
6.	The supplemental standards set forth in chapters 8 and 9 of this title shall apply to all structures and uses authorized.

(Ord. 544, 9-11-2018, eff. 10-2-2018; amd. Ord. 580, 9-20-2020; Ord. B24-004, 9-24-2024)