

Table 9. General Commercial (C-2)

9.1 Purpose.

The Retail Commercial (C-2) zoning district is intended to serve as the commercial land use district for areas outside of the downtown commercial area of the City. The C-2 zone achieves multiple land use goals for the business community.

9.2 General Plan consistency.

The C-2 zone is consistent with the Commercial Center land use classification of the General Plan.

9.3 Density and intensity.

A Maximum density:

- (1) Residential development: Twenty (20) dwelling units per gross acre.
- (2) Commercial development: One hundred (100) percent lot coverage.

B Minimum parcel size:

- (1) Existing: 2,000 square feet unless part of a multi-unit development
- (2) New: 10,000 square feet unless part of a multi-unit development.

9.4 Site development standards.

For development in the C-2 zone, the following site development standards shall apply:

A Building setbacks:

- (1) Residential uses, not part of a commercial building, as in the R-3 district.
- (2) Residential uses part of a commercial building:
 - a. Front: No requirement.
 - b. Rear: No requirement.
 - c. Side: No requirement.
- (3) Between buildings: As required by the Uniform Building Code and Uniform Fire Code.

B Lot design:

- (1) Maximum building height: Forty-five (45) feet.
- (2) Lot width:
 - a. Existing: No requirement.
 - b. New: Fifty (50) feet.
- (3) Lot depth: No requirement.

9.5 Permitted uses

The following uses are permitted in the C-2 district:

- A** All permitted uses in the C-1 zone.
- B** Retail business establishments within a building, conducting the following use; automobile body and paint shops, commercial recreation, creameries, dry cleaning plants, heavy equipment sales and service, laundry, locker plants, plumbing shops.
- C** Land uses which conform to the purpose of the District, and which in the judgment of the Planner are consistent with the purpose of the District.

9.6 Conditional uses.

The following uses are permitted in the C-2 district upon approval of a conditional use permit:

- A** Retail business establishments where the use is not conducted totally within a building.
- B** Large scale commercial uses consistent with §18.70 of the City of Mt. Shasta Municipal Code.
- C** Veterinary offices with overnight boarding and hospitalization.

- D** Places of assembly or learning:
 - (1) Church or other place of worship or spiritual assembly.
 - (2) Community centers, or meeting places.
 - (3) Schools, public or private.

9.7 Accessory uses.

The following uses are permitted in the C-2 district as a use accessory to the primary permitted or conditional use:

- A** Residential garage or carport.
- B** Fences, walls.
- C** Usual and customary accessory uses and structures associated with permitted and conditional uses.
- D** Signs.