

2.106 COMMERCIAL-GENERAL DISTRICT (C-2)

2.106.01 Purpose

To provide areas for the broad range of commercial operations and services required to meet the economic needs of the City of Lafayette. The Commercial General District is consistent with the Commercial Comprehensive Plan designation.

2.106.02 Permitted Uses

Unless otherwise subject to Conditional Use provisions or requirements of this Ordinance, the following uses are permitted in the C-2 District, subject to the provisions in Section 3.105, Site Development Review:

- A. Child care facilities.
- B. Partitioning, subject to the provisions in Section 3.106.
- C. Subdivisions, subject to the provisions in Section 3.107.
- D. Business offices including, but not limited to, insurance, real estate and title insurance; credit agencies, brokerages, loan companies, and investment companies; television and radio broadcast studios (excluding broadcast towers and dishes), and, miscellaneous offices such as detective agencies, or contractors offices.
- E. Professional offices and clinics including, but not limited to, medical, dental, veterinarian (excluding farm animals), engineering and legal services.
- F. Banks and other financial institutions.
- G. Retail sales outlet including, but not limited to, food stores, pharmacy, furniture store, artist supplies, hobby or photography store, florist, liquor store, hardware store, appliance or stereo equipment store, nursery or greenhouse, pet shop, sporting goods, automobile parts and accessories, department store, clothing, jewelry, gift, and other types retail activities.
- H. Restaurants, bakeries, drive-ins, snack shops and other types of eating and drinking establishments, including entertainment facilities accessory to the establishment.
- I. Retail and service related stores such as TV and radio sales and service, bicycle shop, gunsmith, small equipment rental (excluding commercial or industrial equipment), upholstery shop or other similar activities where a service department is customarily a secondary activity to the retail use.

- J. Service related businesses such as barber shops, beauty shops, tailors, advertising agencies, travel agencies, art or craft studios, self-serve laundry, dry cleaning (except bulk dry cleaning plants), self-store lockers including food storage lockers, parcel service, printing or photocopying, video rental, or other activities where the primary activity is the providing of a service to retail customers. This section includes exterminating and pest control services.
- K. Amusement and recreation facilities such as auditoriums, stadiums, arcades, bowling alleys, miniature golf courses, movie theater, theater and indoor skating rinks.
- L. Public automobile parking.
- M. Accessory structures and uses customarily provided for retail activities.
- N. Automobile service station, including towing services and vehicle washing and polishing facilities, and services, and, subject to the development provisions in Section 2.308.
- O. New and used automobile, truck (less than 16,000 lbs. gross vehicle weight), motorcycle, trailer, recreational vehicle, and boat sales, service and storage, subject to the provisions in Section 2.308.
- P. Retail tire sales; vehicle service and repair.
- Q. Moving and storage, warehouse for short term storage, including mini-warehouse and cold storage.
- R. Lumber yard and contracting supplies for lumber, stone, masonry, and special trade contracting facilities and storage and sales, such as floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting.
- S. Feed and seed stores; wholesale distribution of sand, gravel, bark dust, sawdust, compost.
- T. Welding shop, blacksmith.
- U. Public utility structures and buildings, such as pump stations, reservoirs, electric substations, and necessary right-of-way for identified public utilities.
- V. Mortuary.
- W. Ambulance service.
- X. Auction house (no livestock); second hand stores.

- Y. Bulk cleaning and laundry plants.
- Z. Recreational vehicle park.
- AA. Research laboratories.
- BB. Accessory structures and uses customarily provided for retail activities.
- CC. Single family residence in-conjunction with a permitted commercial use of the property.
- DD. Second or upper story apartments.
- EE. Non-profit member organizations, such as business associations, labor unions, political organizations or fraternal lodges.
- FF. Business schools.
- GG. Park and ride lot: parking spaces cannot count as required parking or be used for vehicle storage.
- HH. Hotels and motels.
- II. Fitness Center.
- JJ. Trade and professional school for office professions and personal services.

2.106.03 Conditional Uses

The following uses may be permitted in the C-2 District when authorized pursuant to Section, 3.103, Conditional Use Permits. These uses shall also be subject to Site Development Review in Section 3.105:

- A. Government or public facility structures
- B. Concrete mixing or batching plants
- C. Cabinet shops
- D. Commercial or vehicle machine shops; auto body painting and repair.
- E. Taverns, bars and similar types of establishments, including entertainment facilities accessory to the establishment.
- F. Lumber and wood products processing plants, including saw mills and paper mills

- G. Manufacturing, assembly, testing and repair of components, devices, equipment and systems of an electronic or electromechanical nature, and precision equipment.
- H. Manufacturing, compounding, bottling, processing, packaging, or treatment of food and beverage products
- I. Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication or such facilities to include cosmetics, drugs, glass, leather, paint, ceramics, paper, perfume, plaster, plastics, stone, textiles, rubber, wood, metal products and chemicals

2.106.04 Dimensional Standards

The following minimum dimensional standards, with the exception of modifications permitted under Section 2.402, General Exceptions, shall be required for all development in the Commercial General District.

- A. Minimum lot area: No limitation
- B. Minimum yard setbacks:
 - 1. Front Yard None
 - 2. Rear Yard
 - a. Abutting a non-residential district None
 - b. Abutting a residential district, excluding R-3 10 feet
 - 3. Side Yard
 - a. Abutting a non-residential district None
 - b. Abutting a residential district, excluding R-3 10 feet
- C. Maximum structure height: 55 feet

2.106.05 Development Standards

All developments in the Commercial General District shall comply with the applicable provisions of Section 2.400, General Provisions. In addition, the following specific standards shall apply:

- A. Off-Street Parking. Off-street parking shall be as specified in Section 2.203.

- B. Signs. Signs in the Commercial General District shall be subject to the provisions of Section 2.206.
- C. Subdivisions and Partitions. All subdivisions and partitions shall be reviewed in accordance with the provisions of Section 2.208, Land Divisions.
- D. Site Development Review.
 - 1. Development in the C-2 District shall be subject to Section 3.105, Site Development Review.
 - 2. Development in the C-2 District that abuts Third Street between Jackson Street and the west city limits shall comply with the C-1 District, Section 2.105.05, A, Off-Street Parking, and B, Architectural Design Standards.
 - 3. Property re-zoned from C-1 to C-2 shall comply with the C-1 District, Section 2.105.05, A, Off-Street Parking, and B, Architectural Design Standards.
- E. Outdoor Display. There shall be no outdoor display or storage of materials or merchandise within a designated alleyway, roadway or sidewalk that would impede pedestrian or vehicular traffic except during community retail sales events. Safety precautions shall be observed at all times.
- F. Outdoor Storage. Outdoor storage areas abutting or facing a residential district shall be enclosed by a 6 foot high 100 percent sight obscuring fence or a hedge row not less than 3 feet high and capable of attaining a height of 6 feet.
- G. Minimum Landscaped Area. All development shall provide a minimum landscaped area equal to 6 percent of the gross site area.