

SECTION 421 C2 DISTRICT

C2 DISTRICT (Commercial; General Sales and Services) Permitted Uses:

Storage of materials and supplies, displays (other than signs), and other non-residential uses are restricted to buildings closed on sides facing lot perimeter (i.e. no service entries/bays facing street or readily visible from adjacent residential) (except as may otherwise be permitted).

Where no Density District has been combined, then the provisions of Density District 1 shall prevail for dwelling units, hotels and motels. (See Section 516 (Density Districts), most common ones shown in attached chart.)

- A. All principal and accessory uses permitted in any more restrictive Zoning District; and providing further that unless specifically provided to the contrary the following are waived:
 - 1. Requirements for Use Permits/Administrative Reviews (except for lots contiguous to Residential Districts).
 - 2. Area limitations for uses and buildings.
 - 3. Limitations on hours of operation.
- B. Sales (retail and wholesale) and rentals.
- C. Commercial parking facilities.
- D. Bars, tap rooms and nightclubs.
- E. Theaters, auditoriums, banquet and dance halls.
- F. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- G. Commercial bath and massage.
- H. Frozen food lockers.
- I. Custom craft and service shops, limited to five thousand (5,000) square feet of shop floor area. Cleaning and dyeing limited to closed unit machines with self-contained transmission and using solvents, shampoos, detergents and other agents of chlorinated solvent type and having a rating of five (5) or under by Underwriters Laboratories Inc.
- J. Bowling alleys and poolrooms.
- K. Water distillation and bottling for retail sales only, limited to five thousand (5,000) square feet of shop floor area.
- L. Mortuaries (loading, unloading and automobile stacking for processions confined to mortuary premises).
- M. Vending for on or off-site consumption of foods, confections, non-intoxicating drinks (and other refreshments) through openings in buildings (no such vending allowed within three hundred feet (300') of a public or parochial grade or high school).
- N. General repair of automobiles, light trucks, recreational vehicles, cycles, and small stationary or portable machinery entirely within enclosed buildings or attached enclosures of solid material at least six feet (6') in height: subject to performance criteria set out in Section 585 (Vehicle & Portable Machinery Repair).

YAVAPAI COUNTY PLANNING AND ZONING ORDINANCE

- O. General sales of new and used automobiles, light trucks, recreational vehicles, travel trailers, boats, boat trailers, utility trailers, motorcycles, ATV's (All Terrain Vehicles), bicycles and small stationary or portable machinery within enclosed buildings. Outside display of such vehicles or similar merchandise shall be permitted subject to performance criteria set out in Section 561 (Outside Display - Commercial)
- P. Veterinary clinics and hospitals for the diagnosis and treatment of household pets and other small animals under one hundred (100) pounds, entirely within an enclosed building not exceeding three thousand (3,000) square feet. Boarding of animals incidental to their diagnosis or treatment shall be permitted provided that:
 - 1. The boarding area is entirely within the same building as the clinic or hospital and does not exceed fifty percent (50%) of the total floor area; and,
 - 2. The boarding area is either completely soundproofed or is no closer than three hundred feet (300') to any contiguous parcel of property. No on-site incineration shall be permitted.
- Q. Pet shops within enclosed buildings not exceeding one thousand five hundred (1,500) square feet for the display and sale of household pets and other small animals, under one hundred (100) pounds, provided that:
 - 1. The pet shop is either completely soundproofed or is no closer than three hundred feet (300') to any contiguous parcel of residential property zoned or used for residential purposes.
 - 2. No on-site incineration shall be permitted.
- R. Signs: See Section 601 (Sign Code).
- S. Self-Service Storage Facilities: See Section 573 (Self-Service Storage Facilities).

Yard Requirements: Same as for C1 District.

Building Heights: In accordance with Section 516 (Density Districts).

Building Density: In accordance with Section 516 (Density Districts).

Zoning/Density Regulations (in feet unless otherwise noted)

Dist.	Min Lot Size in Sq. Ft.	Min Area per dwelling unit	Min Lot Width and Depth	Min Yard Setbacks				Max Building Height Stories / feet		Max Lot Coverage Percent
				Min Building Spacing is 10 Feet all classes						
				Front	Rear	Interior	Exterior			
1	7,500	1,000	75	20	25	7	10	2	50	50
2	7,500	2,000	75	20	25	7	10	2	40	50
3	7,500	3,000	75	20	25	7	10	2	30	50
4	7,500	4,000	75	20	25	7	10	2	30	50
5	7,500	5,000	75	20	25	7	10	2	30	50