

## **Section 3.070 C-2 COMMERCIAL RESORT**

**Section 3.071 Purpose.** To provide for tourist oriented facilities and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists are provided for. Sufficient and conveniently located parking, safe, easy pedestrian movement; concentration of colorful and attractive shops, and a favorable overall impression are important considerations in this zone.

**Section 3.072 Outright Uses Permitted.** In a C-2 Zone, the following uses and their accessory uses are permitted outright:

1. Retail stores and shops handling things such as clothing, gifts, food, drugs, antiques, furniture and appliances.
2. Amusement and entertainment enterprises, such as a bowling alley, billiard hall, skating rink or theater.
3. Eating and drinking establishments.
4. Hotel or motel
5. Recreation activities such as an auditorium, convention hall, gymnasium or swimming pool.
6. Service type store or business such as a barber shop or beauty shop, clothes cleaning, shoe repair, small appliance repair and telegraph office.
7. Offices such as banks, savings and loans, insurance and professional offices.
8. Public facilities such as a post office, telephone exchange, substation, fire or police station.
9. Rental of non-motorized bikes, trikes, and boats.
10. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

**Section 3.073 Conditional Uses Permitted.** In a C-2 Zone, the following conditional uses and their accessory uses are permitted, subject to the provisions of Article 6.

1. Amusement enterprises such as games of skill and science, thrill rides, penny arcade, and shooting gallery.
2. Condominiums, apartments, and time-share units.
3. Church or other religious structures.
4. Fraternal or service organization.
5. Single family dwelling unit when in conjunction with and subsidiary to an allowed use in the zone.
6. The rental of motorized bikes and boats.
7. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.

8. Similar Use subject to Section 6.250

**Section 3.074 Prohibited Uses and Structures.** In a C-2 Zone, the following uses and structures are prohibited:

1. Residential uses other than provided by Section 3.073.
2. Automobile service stations.

**Section 3.075 Standards.** In a C-2 Zone, the following standards shall apply:

1. Lot Size: No minimum requirement.
2. Density: No requirements.
3. Front Yard: None
4. Side Yard: None, except when abutting an "R" Zone, and then the side yard shall be at least five feet.
5. Rear Yard: None, except when abutting an "R" Zone, and then the rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall be 90-feet, for those lands which are within 300' of the Prom; 60-feet, for those lands between Columbia and a point 300' from the Prom; and 45-feet between Columbia and the Necanicum River. (ORDINANCE #2000-1)
7. Lot Coverage: No requirements.
8. Off-Street Parking: None required; except Section 3.072 (4) hotel, motel or tourist court; and Section 3.073 (2) condominiums and apartments; parking as specified in Section 4.100.
9. All uses shall comply with other applicable supplementary Provisions in Article 4.
10. Although setbacks are not required when properties do not adjoin "R" Zones, utility easements must be provided.