

"C2" District

4.11 "C2" District Intent, Permitted Uses, and Special Exception Uses

District Intent

The "C2" (Medium to Large Scale General Business) District is intended to provide a land use category for most large scale general business uses. The provisions that regulate this land use district should not overly restrict normal business practices. This district can be used adjacent to all other commercial districts and the "R5" and "R6" residential districts. However, buffering should be provided between any residential or agricultural district.

Cicero/Jackson Township's Plan Commission and Board of Zoning appeals should strive to use this district with the "C1" district to encourage a strong and stable area for commerce.

The Plan Commission and Board of Zoning Appeals should not encourage "strip development", rather development in clusters which share resources and minimize the cost of public utilities and services. The Plan Commission and Board of Zoning Appeals should also strive to minimize lighting, un-landscaped large parking lots, parking lots fronting the major streets, and traffic conflicts in the "C2" District.

Permitted Uses

Business: Retail

- apparel shop
- department store
- drug store
- electrical supplies
- fabric shop
- floor coverings
- flower shop
- furniture store
- gift shop
- hardware store
- home electronics/appliance store
- jewelry store
- liquor sales
- lumber yard
- music store
- news dealer/bookstore
- office supplies
- paint store
- plumbing supplies
- sporting goods

Business: Food Sales/Service

- convenience store (without gas pumps)
- drive-in restaurant
- grocery/supermarket

Business: Personal Service

- barber/beauty shop
- dry-cleaning service
- fingernail salon
- fitness center/gym
- health spa
- tanning salon

Business: Recreation

- banquet hall
- bowling alley
- theater, indoor
- video store

Business: Office/Professional

- bank/credit union
- bank machine/ATM
- clinic/medical/dental

Business: General Business

- hotel/motel
- wholesale business

Miscellaneous

- accessory uses

Special Exception Uses

Business: Retail

- antique shop
- heating & cooling sales/service
- satellite dish sales/service

Business: Food Sales/Service

- convenience store (with gas pumps)
- restaurant
- restaurant with outdoor seating

Business: Auto Sales/Services

- automobile body shop (enclosed)
- automobile part sales (new)
- automobile repair, minor (enclosed)
- automobile sales area
- automobile service station
- automobile wash (automatic and self)
- oil change service (enclosed)
- recreational vehicle sales
- motor home sales

Business: Recreation

- ballfields
- bar/night club
- theater, outdoor

Business: General Business

- boat sales/service
- funeral home or mortuary
- hospital
- sign painting/fabrication
- enclosed mini-storage facility

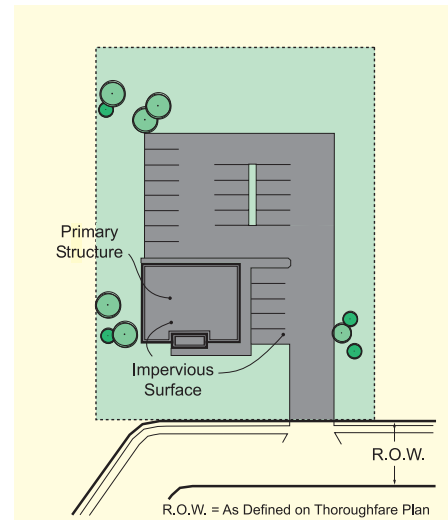
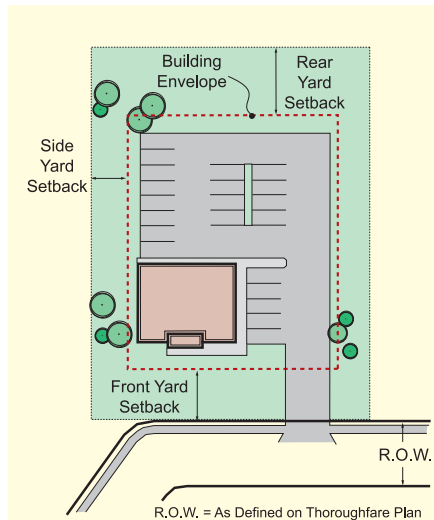
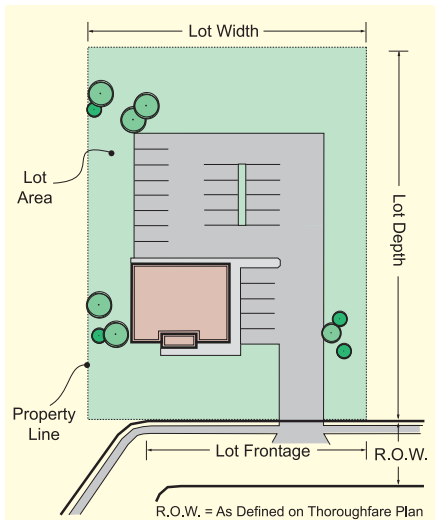
Communication/Utilities

- cellular/communication/radio/television tower
- public wells
- radio/TV station
- sewage treatment plants
- towers over sixty (60) feet tall

All Special Exceptions are discretionary by the Board of Zoning Appeals.

"C2" District

4.12 "C2" District Standards



Minimum Lot Area:

- 2 acres

Minimum Lot Width:

- 250 feet

Maximum Lot Depth:

- 2.5 times the Lot Width

Minimum Lot Frontage:

- 150 feet on a Public Street with access from said Public Street

Sewer and Water:

- Requires municipal water or sewer hookup

Minimum Front Yard Setback:

- 60 feet when adjacent to a Primary Arterial Street or Parkway.
- 50 feet when adjacent to a Secondary Arterial Street.
- 40 feet when adjacent to a Collector Street.
- 30 feet when adjacent to a Local Street.

Minimum Side Yard Setback:

- 25 feet (plus buffer yard)

Minimum Rear Yard Setback:

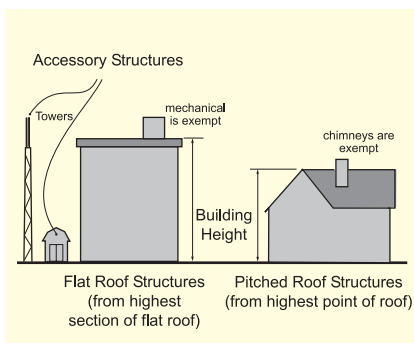
- 30 feet for the Primary/Accessory Structure (plus buffer yard)

Maximum Lot Coverage:

- square feet of all primary and secondary structures, and impervious surface cannot exceed 70% of the Lot Area.

Minimum Floor Area:

- 5,000 square feet for Primary Structures



Maximum Structure Height:

- 25 feet for the Primary Structure
- 20 feet for Accessory Structures

Additional Standards that Apply

Lot/Yard (LY)	Environmental (EN)	Telecommunication Facilities (TF)
• LY-01 Page 7-2	• EN-01 Page 7-9	• TF-01 Page 7-21
Height (HT)	Floodplain (FP)	• TF-02 Page 7-24
• HT-01 Page 7-2	• FP-01 Page 7-11	• TF-04 Page 7-24
Accessory Structures (AS)	Lighting (LT)	Fences and Walls (FN)
• AS-03 Page 7-4	• LT-01 Page 7-13	• FN-02 Page 7-25
• AS-04 Page 7-4	Parking (PK)	Miscellaneous (MS)
Temporary Uses (TU)	• PK-03 Page 7-14	• MS-03 Page 7-26
• TU-01 Page 7-5	• PK-04 Page 7-14	• MS-05 Page 7-27
• TU-03 Page 7-5	• PK-05 Page 7-14	• MS-06 Page 7-27
Landscaping (LS)	Loading (LD)	• MS-07 Page 7-27
• LS-01 Page 7-5	• LD-01 Page 7-15	• MS-08 Page 7-27
• LS-02 Page 7-6	Entrances/Drives (ED)	
• LS-03 Page 7-7	• ED-01 Page 7-16	
Buffer Yards (BY)	Vision Clearance (VC)	
• BY-01 Page 7-7	• VC-01 Page 7-17	
Performance Standards (PS)	Home Occupation (HO)	
• PS-01 Page 7-8	• HO-01 Page 7-19	