

**2.4.4 C-2 Commercial District**

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The following provisions shall apply in the C-2 Commercial District unless other-wise provided in these regulations.

**A. Permitted Uses:**

All uses permitted in the C-1 Commercial District are allowed in the C-2 Commercial District as well as the following uses:

Auction sales, Indoor

Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Billiard parlors, charitable gaming facilities, game rooms and similar entertainment uses

Bingo halls and parlors not regulated as a charitable gaming facility

Boat Sales and related storage

Bookbinding

Building materials, storage and sales provided all operations are totally enclosed in a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Non-Chartered Financial Institutions (Deferred Deposit, Check Cashing, and Consumer Loan Company (as defined by KRS 286))

Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid

Community Service Facility

Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Dance halls

Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises

Equipment rental, where all activities are within a building

Exposition building or center

Flea market, Indoor

Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.

Indoor paint ball ranges

Laser Tag

Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)

Monument sales

Music and vocal instructions

Package liquor stores (no on-site alcohol consumption allowed)

Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building

Printing, lithographing, or publishing establishments, if constructed to ensure that there is no noise or vibration evident outside the walls of the buildings

Public transportation passenger terminals

Public utility buildings and facilities

Refrigerated lockers

Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, and including drive-in restaurants where all or part of the service or consumption is inside a vehicle (Indoor and outdoor alcohol sales and consumption with proper ABC license)

Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes

Rubber stamp manufacturing, where products are sold on premises

Sign painting

Skating rinks (ice or roller)

Tattoo, body art, and piercing parlors

Tavern, bar, saloon

Telephone exchanges

Theaters, enclosed within a building

Training school, provided all training activities are located within a building

Upholstery and furniture repair shops

Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building

Uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building.

Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

**B. Conditional Uses:**

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

**C. Permitted Uses with Special Standards\***

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: .....5.0
2. Maximum Density:
  - a. For 0 bedroom dwelling units only.....435 dwellings per acre
  - b. For 1 bedroom dwelling units only.....217 dwellings per acre
  - c. For 2 or more bedroom dwelling units only145 dwellings per acre

Use Mix - - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site’s permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.