



CITY OF THE VILLAGE ZONING USE REGULATIONS

USES ALLOWED IN THE C-2 COMMERCIAL DISTRICT

A building or premises in the C-2 Commercial District shall be used only for the following purposes:

A) **General Uses:** General uses allowed in the C-2 Zoning District are as follows:

- 1) *Automobile service station, provided, all storage tanks shall be below the surface of the ground;*
- 2) *Automotive service centers including tire sales, repair and alignment, muffler sales, oil change/lubrication services, and brake services;*
- 3) *Auto parts store;*
- 4) *Animal hospital, kennel or veterinary clinic;*
- 5) *ATM machines, banks and financial institutions provided that they are secondary and incidental to a primary use that is authorized as a general use herein;*
- 6) *Barber shop and/or beauty parlor;*
- 7) *Bakery shop;*
- 8) *Bicycle repair shop and sales;*
- 9) *Bookstore;*
- 10) *Building material sales;*
- 11) *Carpet & Floor Coverings;*
- 12) *Catering establishment;*
- 13) *Clinic for medical, dental, chiropractic, or eye care services;*
- 14) *Clothing store;*
- 15) *Convenience Store;*
- 16) *Eating establishments including restaurants, cafes, cafeterias, ice cream/frozen yogurt parlors, and delicatessens. (See definitions, Section 24-1);*

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- 17) *Electric appliance, audio/video, computer stores and repair shops;*
- 18) *Furniture Store;*
- 19) *Florist shop;*
- 20) *General Merchandise Store;*
- 21) *Grocery store;*
- 22) *Hardware store;*
- 23) *Home Improvement Store;*
- 24) *Jewelry store;*
- 25) *Nursery or garden center;*
- 26) *Office Supply Store;*
- 27) *Office for corporate/business use or for professional services, including insurance offices, real estate offices, medical offices, legal offices, CPA or bookkeeping office, newspaper publisher, tag agencies, and public facilities, provided that such uses shall be limited to two-story buildings; Office buildings in existence as of October 19, 2004 and which exceed the two-story limitation, shall not be considered non-conforming and shall not be subject to the provisions of Division 5 of this Chapter.*
- 28) *Package store;*
- 29) *Parcel or mail service;*
- 30) *Painting and decorating shop;*
- 31) *Pharmacy or drug store;*
- 32) *Photographers or artists studio;*
- 33) *Plumbing shop;*
- 34) *Pool, spa and patio sales;*
- 35) *Print shop;*
- 36) *Retail shop, sales or showroom, but not including automobile, motorcycle or boat sales;*

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37) *Shoe/leather goods sales and repair;*

38) *Sporting Goods Store;*

39) *Tailor shop;*

40) *Toy Store;*

41) *Travel agency;*

42) *Video, Audio, TV, Furniture, Equipment, or Appliance rental store:*

43) *Buildings, structures and uses customarily incident to the above uses provided there shall be no manufacture, processing or compounding of products other than such as are customarily incidental and essential to any permitted use. Any building used primarily for any of the above enumerated purposes may have not more than forty (40) percent of the floor area devoted to purposes that are accessory and customarily incidental to such primary use.*

B) Specific Uses: Specific uses permitted in the C-2 Commercial District pursuant to Section 24-25 and Section 24-26 of this chapter shall be limited to only the following uses:

1) *Amusement place, video arcade or theater;*

2) *Banks and financial institutions including cash advance, check cashing services;*

3) *Bowling alley;*

4) *Business or commercial school of dancing, music, or martial arts academy;*

5) *Child Care Center;*

6) *Church, synagogue, mosque, temple or similar place used for the gathering of people for the study or worship of religious beliefs, and/or fellowship, and provided it has (1) direct and primary means of ingress and egress from Britton Road, Hefner Road, May Avenue, or Pennsylvania Avenue, and (2) has a minimum lot size of two (2) acres.*

7) *Church-Rectory/Parsonage; provided the rectory/parsonage use is secondary to the primary use of the property as a church and provided that the rectory/parsonage use is located in, or structurally connected to and made a part of the main building;*

8) *Community Center or similar place of assembly;*

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- 9) *Fitness center;*
- 10) *Fraternal organization or similar place of assembly;*
- 11) *Funeral home.*
- 12) *Group counseling centers, services;*
- 13) *Gun range;*
- 14) *Laundry, dry cleaning or dyeing establishment;*
- 15) *Motel, Hotel;*
- 16) *Movie Theater;*
- 17) *Oil and gas production facilities;*
- 18) *Pawnshop;*
- 19) *Skating rink.*

C) **Exclusions:** Uses that are specifically excluded from the C-2 Commercial District include, but are not limited to, the following:

- 1) *Abortion Clinics;*
- 2) *Adult Bookstores;*
- 3) *Adult Entertainment Establishments;*
- 4) *Alcoholic Beverage Establishment meaning any beer or wine establishment, or bottle club, which has been licensed by the Alcoholic beverage Law Enforcement Commission and which has as its main purpose the selling or serving of alcoholic beverages for consumption on the premises. (State Law Reference --Title 37 O.S. §§ 518.3, as amended.)*
- 5) *Bed & Breakfast;*
- 6) *Bingo & Similar Gaming Operations;*
- 7) *Manufacturing & Assembly Facility;*

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- 8) *Massage parlor, massage therapist, but not including physical therapy conducted by a licensed physician.*
 - 9) *Pool or Billiard Hall;*
 - 10) *Palm Reader, Tea Reader. Card Reader, Psychic, Fortune Teller, or other Similar Spiritualist;*
 - 11) *Storage & Warehousing Facility;*
 - 12) *Telemarketing, call centers;*
 - 13) *Tattoo Parlor & Body Piercing Establishment;*
 - 14) *Vocational School, Business College, Public or Private Schools.*
- D) All other uses not listed in this section are specifically excluded from the C-2 Commercial District.