

5.6 C-2 HIGHWAY COMMERCIAL DISTRICT

5.61 INTENT: The C-2 Highway Commercial District is intended for the purpose of servicing highway travelers and providing limited commercial services. Off-street parking is required in order to reduce possible adverse effects on adjacent properties.

5.62 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile sales;
2. Automobile wash facilities;
3. Churches and other religious institutions;
4. Construction sales and services;
5. Commercial operations and businesses, intended for the purpose of servicing travel and recreational users;
6. Commercial recreational facilities (bowling alleys, miniature golf courses and similar uses);
7. Convenience store or filling station;
8. Detached banking facilities (ATM);
9. Electric and telephone substations;
10. Farm implement sales and services;
11. Garden centers and nurseries;
12. Irrigation equipment sales and services;
13. Mini storage facilities;
14. Mobile home sales;
15. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants;
16. Restaurants and cafes;
17. Service stations;
18. Single family homes;
19. Stores or shops for sale of goods at retail;
20. Transportation warehousing;
21. Trucks and freight terminals;
22. Utilities, including shops and offices; and
23. Medical clinics.

5.63 PERMITTED ACCESSORY USES AND STRUCTURES: The following accessory uses and structures shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses and structures and to uses and structures permitted as special uses.

5.64 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the C-2 Highway Commercial District if a special use permit for such use has been obtained in accordance with Article 6 of these regulations.

1. Private clubs and lodges;
2. Facilities for the commercial storage or sale of fertilizer or toxic or flammable agriculture chemicals;
3. Radio studios, transmitters and antenna; and
4. Recycling centers.

5.65 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.66 PROHIBITED USES:

1. All other uses and structures which are not specifically permitted or permissible as special uses shall be prohibited from the C-2 Highway Commercial District.

5.67 HEIGHT AND AREA REGULATIONS: The maximum height and minimum area regulations shall be as follows:

a) General Requirements:

	Lot Area (Sq. Ft.)	Required Lot Width	Required Front Yard	Required Side Yard	Rear Yard	Height
Permitted Uses	6,000	50'	see below	10' when adjacent residential zoning districts	10' when adjacent residential zoning districts	35'

Front Yard: There shall be a minimum front yard of not less than a depth of one-hundred (100) feet from the center line of a Federal Aid Primary or Federal Aid-Secondary designated street or highway or thirty-five (35) feet from the property line, whichever is greater. On all other streets or highways there shall be a minimum front yard of not less than a depth of fifteen (15) feet from the property line where there are curbs and gutters and thirty (30) feet from the property line where there are no curbs and gutters, provided that where a lot is abutting on property in any Residential District and fronting on the same street, there shall be a minimum front yard of twenty (20) feet. These yard requirements shall apply to any yard abutting a public street or highway regardless of the lot being an interior or corner lot;

- c) Distance between structures: The minimum side yard abutting any residential and another structure shall be ten (10) feet.

5.68 PARKING REGULATIONS:

- 1. Parking within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 7 of these regulations.

5.69 FENCE REGULATIONS: Fences, walls and hedges within the C-2 Residential District shall be in conformance with the provisions of sections 8.8 and 8.9 of this ordinance.

5.610 VISIBILITY AT INTERSECTIONS: On a corner lot within the C-2 Residential District, an unobstructed sight distance shall be provided for safe traffic operations in conformance with the provisions of section 8.8 of the ordinance.

5.611 SIGN REGULATIONS: All signs shall be in conformance with the regulations provided herein and with the provisions of SECTION 8.10 of this Ordinance.

5.612 MAXIMUM LOT COVERAGE: No limitations.