

ARTICLE 9

"C-2" HIGHWAY COMMERCIAL DISTRICT

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9.010 PURPOSE AND INTENT

The Highway Commercial District is intended to provide for neighborhood shopping areas outside the downtown area. These districts include as well, much of the strip commercial property, major streets and highways of the city. The uses permitted are intended to accommodate the general retail consumer and the needs and services of the automobile traveling consumer.

9.020 PERMITTED USES

The following uses and structures and no others, are permitted in the "C-2" District.

1. Antique shops and stores.
2. Apparel and accessory stores.
3. Art and art supply stores.
4. Automatic car wash
5. Automobile supply accessory stores.
6. Bakery and pastry shops
7. Banks and other savings and lending institutions.
8. Barber shops, beauty shops, chiropody or similar personal service shops.
9. Bicycle shops
10. Boarding and lodging houses (motels, hotels).
11. Books and stationary stores.
12. Building material sales when the entire operation is conducted entirely within the building or screened area.
13. Business machine repair, sales, and services.
14. Candy and ice-cream stores.
15. Churches or similar places of worship
16. Cigar and tobacco shops
17. Clothing and costume rental shops.
18. Custom dressmaking, millinery, tailoring, and similar trades
19. Delicatessens and catering establishments

20. Department stores
21. Drug stores
22. Dry goods and notion shops
23. Dry cleaning and laundry establishments
24. Electric repair shops
25. Fix-it shops to include electrical, heating, ventilating or plumbing shops
26. Florist and gift shops
27. Furniture and home furnishing shops and stores
28. Garages and auto repair shops
29. Garages for storage and motor vehicles
30. Government administration buildings, shops
31. Greenhouses and Nurseries
32. Grocery, fruit, and vegetable stores
33. Hardware stores and shops
34. Hobby shops
35. Hotels and motels
36. Household appliance stores
37. Interior decorator's shops
38. Jewelry and metal craft stores and shops
39. Laundries and laundrette
40. Libraries and museums
41. Lock and key shops
42. Mail order catalog stores
43. Medical and dental clinics
44. Medical and orthopedic equipment stores
45. Meeting halls and auditoriums
46. Messenger or telegraph service stations
47. Milk and soft drink distribution stations
48. Motor vehicle display, repair and sales
49. Music and musical instrument stores and studios
50. Multiple family residential
51. Newsprint, job printing and printing supply stores
52. Offices and office buildings
53. Office supply and equipment stores
54. Pet shops
55. Photographic equipment, studios and supply stores
56. Picture frame shops
57. Post offices
58. Package liquor stores
59. Parking lots and garages
60. Paint stores
61. Plumbing, heating and air conditioning shops, when the entire operation is conducted entirely within the building
62. Prescription shops
63. Private clubs, fraternities, sororities and lodges
64. Radio and T.V. stores
65. Recreation activities of commercial nature
66. Restaurant to include drive-in eating establishments
67. Service stations (oil, gas, vehicle repair)
68. Shoe stores and repair shops
69. Single family residential
70. Sporting goods
71. Taverns provided that no part of the structure shall be located

- within 200 feet of any "R" District
72. Travel business
 73. Two family residential dwelling
 74. Veterinary clinics and animal hospitals, when the entire operation is conducted entirely within the building provided that buildings in which animals are kept are not within 100 feet of any "R" District
 75. Wholesale business and warehouses, when the entire operation is conducted entirely within the building.
 76. Stores and shops, for the conduct of retail business, similar to uses enumerated above.

9.030 CONDITIONAL USES

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries
2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals
3. Privately operated country clubs, golf course, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therewith shall be located not less than 200 feet from any lot in an "R" District.
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.
5. Sewage treatment plants
6. Telephone transmission equipment buildings
7. Filtration plants
8. Railroad right-of-way
9. Water reservoirs
10. Lumberyard including mill work
11. Philanthropic and charitable institutions
12. Day care centers and nursery schools
13. All other uses of a similar character as may be determined by the Board of Adjustment.

9.040 ACCESSORY USES

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Accessory uses - See Article 13.
2. Home occupations - See Article 15.

9.050 LOT SIZE

Except as otherwise provided in Article 17 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
 - A. Single family dwelling - 5000 square feet
 - B. Two family dwelling - 6000 square feet
 - C. Multiple family dwelling - 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit thereafter.
 - D. Other permitted uses - 5000 square feet
2. Lot Width:
 - A. Single family dwelling 50 feet
 - B. Two family dwelling - 60 feet
 - C. Multiple family dwelling - 100 feet
 - D. Row dwellings
 - 3 units - 85 feet
 - Each additional unit - Add 25 feet
 - E. Other permitted uses 50 feet
3. Lot Depth - 100 feet

9.060 LOT COVERAGE

The maximum lot coverage by all buildings, principal and accessory, shall not exceed ninety (90) percent.

1. Minimum Open Space: The total land area devoted to open space shall not be less than ten (10) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped areas, interior and exterior malls, pedestrian walks and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

9.070 YARD REQUIREMENTS

Except as otherwise provided in Article 17 of this Ordinance, the following minimums shall apply:

1. Front Yard - 25 feet

2. Side Yard:
 - A. One and two family dwelling:
 - One story, and one and one-half stories:
 - Minimum on each side - 6 feet
 - Two and three stories:
 - Minimum on each side - 8 feet
 - B. Multiple family dwelling:
 - One, and one and one-half stories:
 - Minimum on each side - 8 feet
 - Two, and two and one-half stories:
 - Minimum on each side - 9 feet
 - Three stories and more up to forty-five (45) feet:
 - Minimum on each side - 10 feet
 - C. Other permitted uses - none except where adjoining an "R" District, then same as multiple family dwelling.
3. Rear Yard:
 - A. Residential - 30 feet.
 - B. Other permitted uses - 10 feet except where adjoining an "R" District, then same as residential.

9.080 HEIGHT REGULATION

Except as otherwise provided in Article 17 of this Ordinance, no building shall exceed forty-five (45) feet in height.

9.090 LANDSCAPE REQUIREMENTS

1. Six (6) foot high opaque screen or screen planting installed and maintained when a parking lot or vehicle storage area abuts an "R" District. The Planning & Zoning Commission shall have the authority to reduce the height of the screen to four (4) feet.
 - a. Exception: When adjacent use is non-residential or when adjacent use is for parking; or any required front yard.
2. The opaque screen or screen planting on corner lots shall not hinder the vision of motorists approaching a street intersection, but shall be reduced at the discretion of the Planning and Zoning Commission.

9.100 LIGHTING REQUIREMENTS

1. All lighting used to illuminate off-street parking areas shall be so shielded or otherwise optically controlled so as to provide glareless illumination in such a manner as not to create a nuisance on adjacent "R" Districts.

9.110 SUPPLEMENTAL DEVELOPMENT STANDARDS

See Article 16.

9.120 EXCEPTIONS AND MODIFICATIONS

See Article 17.