

5.3 C-2 District, Highway Commercial

The characteristics of the C-2, Highway Commercial District, is an area for retail establishments which cater to the traveling public. Lot sizes, highway ingress and egress, setback requirements, and the design of the individual sites are intended to provide for motorists need, yet maintain adequate, safe, attractive facilities with minimal marginal traffic interference. No residential uses are intended for location in the C-2 District except only as living quarters for caretakers, and/or watchmen and their families.

5.3.1 C-2 District Development Criteria

- A. The open storage of retail and wholesale goods in conjunction with business establishments is permitted subject to Section 5.3.3 C.
- B. Parking, loading, or service areas shall be physically separated from all streets by a suitable barrier against unchanneled motor vehicle access or egress.

5.3.2 C-2 District Use Regulations

A. Permitted Uses

- 1. All retail sales and service uses permitted in the C-1 District, Town Center.
- 2. Additional Commercial Uses:
 - Small Animal boarding place or veterinarian's clinic, indoor only.
 - Automotive uses:
 - Auto, truck and trailer rental lot
 - Parking and storage garages and lots
 - Parts and supply stores
 - Repair garages and body shops
 - New and Used sales and service
 - Building supply
 - Contractor's office and equipment yard
 - Farm implement sales and service
 - Funeral parlor undertaking
 - Household equipment and machine repair and servicing
 - Laundry and dry cleaning plant
 - Liquor stores
 - Marine supply and equipment
 - Printing and publishing
 - Retail stores that cater primarily to the non-resident traveling public
 - Restaurants, restaurants with dancing and live entertainment
 - Truck Stops
 - Upholstering shop
 - Vocational and trade schools
 - Warehouse - general
 - Warehouse - mini and storage, with outdoor storage
 - Wholesale sales and storage

B. Conditional Uses

Cemeteries
Churches
Education facilities

5.3.3 Bulk and Area Regulations

A. Height Regulation

No building which is not an office building, or hotel, hereinafter erected or structurally altered shall exceed a height of 35 feet or be more than 2-1/2 stories. Office buildings shall not exceed a height of four (4) stories and hotels ten (10) stories.

B. Area Regulations

1. Front Yard

There shall be a front yard having a set-back of not less than 35 feet from the front property line to the front line of the building.

2. Side Yard

There shall be a side yard having a set back of not less than fifteen (15) feet or zero (0), except where side yards abut a street or a residential lot line, thence, the side yard set-back shall be no less than 35 feet.

3. Rear Yard

There shall be a rear yard having a depth of not less than 15 feet except when abutting residential area the rear yard shall not be less than 25 feet. In the case of a corner lot (abutting a street), however, when providing a 25 foot exterior side yard, the rear yard may be reduced to not less than 8 feet.

4. Lot Coverage

Maximum lot coverage for all principal and accessory buildings shall be 35 per cent of the total area of the site.

C. Screening Requirements

When a C-2 District abuts a residential district a landscape screen shall be required. Said screens or fences shall have Planning Commission approval as to location, height, material, construction.

D. Parking Requirements

Any area subject to wheeled traffic and devoted to parking, driveways, and off-street maneuvering space, developed to meet requirements of this district, shall be paved. The minimum pavement requirements shall be as follows: one and one-half (1 1/2) inch asphaltic concrete hot mix with a six (6) inch compacted base, or a four (4) inch concrete slab, sub-base compacted to 95% density and shall have appropriate bumper guards where needed. See Section 11.0 for required parking spaces.

All driveways and parking lots shall be ample for the land use; they will be designed to keep marginal highway traffic interference to a minimum.

E. Signs

All signage shall be in conformance with Ward sign regulations.