

HIGHWAY COMMERCIAL DISTRICT (C-2)

A. Permitted Uses

1. Retail establishments providing goods or services.
2. Office buildings and uses.
3. Garages and gasoline service stations subject to the following provisions:
  - (a) No repair work is performed out of doors unless screened from view of all streets and adjacent property.
  - (b) Pumps, lubricating or other devices are located at least 20 feet from any street or highway right—of—way.
  - (c) All automobile parts, dismantled vehicles, and similar articles are stored within a building or screened from view of all streets and adjacent property.
4. Hotel or motel.
5. Churches.
6. Studios.
7. Automobile sales and services.
8. Building material sales and lumber yards.
9. Cemeteries.
10. Clinics.
11. Drive—in restaurants.
12. Mobile home sales and services.
13. Newspaper offices and print shops.
14. Accessory uses that are incidental to the permitted uses and that are not detrimental to the adjacent properties or the character of the district.

B. Uses Permitted on Review of the Planning Commission

1. Automobile salvage yards when they are screened in such a manner that all car parts and bodies are screened from view of all streets and adjacent property.
2. Mobile home parks.
3. Animal Pound or Kennel.

C. Procedure for Review of Special Uses by the Planning Commission

Please refer to the separate information page for SUP Procedures.

D. Lot Area

1. Minimum 10,000 square feet.

E. Yard Requirements

1. Front yard depth: Minimum of 50 feet from all street property lines if off—street parking is in front of the building. Front yard may be reduced to 25 feet if off—street parking is on the side or rear of the building.
2. Side yard width: One (1) foot of setback for each foot of building height when abutting more restrictive use areas.
3. Side yard on street: 25 feet.
4. Rear yard depth: 20 feet.

F. Width

1. Minimum width: 100 feet.

G. Height

1. Maximum height of a structure shall be two stories and not to exceed 35 feet.

H. Structure Coverage

1. On any lot, the area occupied by all structures shall not exceed 45 percent of the total area.

I. Off—Street Parking

1. Off—street parking shall be provided in accordance with Chapter V. In all cases, the forwardmost 25 feet of the front yard shall be maintained as unobstructed open space and shall not be used for parking unless proper control is provided through curb line entrances and exits; and in no case will parking be permitted in a manner so as to result in an automobile backing into any street or otherwise interfering with moving traffic.

J. Loading and Unloading

1. Loading and unloading facilities shall be provided so as not to block any public way.

K. Screening Requirements

1. Where property zoned C—2 abuts a residential district, a planting screen or other visual barrier to be approved by the Planning Commission shall be constructed by the property owner or potential user of the property prior to the use of such property for other than residential purposes in a manner that it provides a continual visual buffer between the two districts a minimum of 6 feet in height; except that such buffer shall not be placed within 15 feet of the paved surface of a street or highway.

L. Sign Requirements

1. Each business establishment may install no more than two attached signs on each visual side of its building to advertise product(s) and/or the name of the firm provided that:

(a) Each attached sign shall, not exceed either one-fifth the building's height and one-third the building's length or 50 square feet in area, whichever is greater,

(b) No attached sign shall extend higher than the front of the building.

2. Each business establishment may install no more than one detached sign on each visual side of its building to advertise product(s) and/or the name of the firm provided that:

(a) Each detached sign shall not exceed 50 square feet in area,

(b) No detached sign shall extend higher than 50 feet,

(c) Signs greater than 50 feet in height may be permitted only by special use upon review by the Planning and Zoning Commission.

3. Each business establishment may affix no more than two banners on each visual side of its building which are temporary in nature provided that:

(a) Each banner shall not exceed 40 square feet in area,

(b) No banner shall be displayed more than 30 days in any 60 day period.

4. Each business may advertise with one temporary sign provided that such sign is removed from view at the end of each business day.

5. Each business may advertise with one portable sign provided that such

sign is removed from view within 90 days after the initial commencement of business.