

ARTICLE X

C-2 HIGHWAY COMMERCIAL DISTRICT

SECTION 1000 PURPOSE

The purpose of this District is to provide for retail and service facilities which serve the needs of the general community and which are located in high volume traffic corridors to allow convenient access and to minimize the traffic impact on neighborhoods and local roads.

SECTION 1001 AUTHORIZED USES

In the C-2, Highway Commercial District, the following uses are authorized:

A. PERMITTED USES

1. Principal Uses

- (a) Automotive Sales, Rental and Service
- (b) Bakery, Confectionery or Food Shop, including food preparation
- (c) Banks
- (d) Cemeteries
- (e) Churches
- (f) Clinics, other than Methadone Clinics
- (g) Commercial Amusement
- (h) Day Care Center
- (i) Dental Labs
- (j) Essential Services
- (k) Fire Departments, excluding rental facilities
- (l) Forestry
- (m) Funeral Homes
- (n) Libraries
- (o) Motel/Hotel
- (p) Municipal Buildings
- (q) Music and Art Studios
- (r) Offices, including Corporate Offices
- (s) Personal Services
- (t) Pet Grooming
- (u) Pet Services
- (v) Public Parks and Playgrounds
- (w) Repair Garages
- (x) Restaurants, Fast-Service
- (y) Restaurants, Full-Service
- (z) Retail Stores
- (aa) Theaters

2. Accessory Uses

- (a) Home Occupation in a dwelling which is a nonconforming use, subject to §1612
- (b) No Impact Home-Based Business
- (c) Signs, subject to Section 1609
- (d) Accessory uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.

B. CONDITIONAL USES

1. Principal Uses

- (a) Communications Tower, subject to §1601.9
- (b) Drug and/or Alcohol Counseling Center, subject to §1601.12
- (c) Hospitals, subject to §1601.15
- (d) Methadone Clinics, subject to §1601.21
- (e) Nursing Homes, subject to §1601.25
- (f) Oil and Gas Operations, subject to §1601.39
- (g) Outdoor Amusement, subject to §1601.26

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- (a) Car Wash, subject to §1601.5
- (b) Clubs, subject to §1601.8
- (c) Kennel, subject to §1601.19
- (d) Public Utility Buildings, subject to §1601.29
- (e) Service Station, subject to §1601.34
- (f) Veterinary Clinic, subject to §1601.19
- (g) Uses Not Specifically Listed, subject to §1601.37

SECTION 1002 AREA AND BULK REGULATIONS

In the C-2 Highway Commercial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for specific conditional uses or uses by special exception contained in Section 1601.

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| A. MINIMUM LOT SIZE: | 15,000 square feet |
| B. MINIMUM LOT WIDTH: | 100 feet |
| C. MAXIMUM LOT COVERAGE: | 40% |

D.	MINIMUM FRONT YARD:	55 feet from the centerline of the right-of-way
E.	MINIMUM REAR YARD:	30 feet
F.	MINIMUM SIDE YARD:	10 feet each side
G.	SPECIAL YARD REQUIREMENTS:	See Section 1603
H.	PERMITTED PROJECTIONS INTO REQUIRED YARDS	See Section 1604
I.	MAXIMUM HEIGHT:	
	All Principal and Accessory Structures:	100 feet
J.	HEIGHT EXCEPTIONS:	See Section 1605
SECTION 1003	OFF-STREET PARKING AND LOADING	See Section 1608
SECTION 1004	SIGNS	See Section 1609
SECTION 1005	AIRPORT ZONING REGULATIONS	See Section 1616
SECTION 1006	FLOODPLAIN REGULATIONS	See Section 1617
SECTION 1007	APPLICATION PROCEDURE	See Section 1904
SECTION 1008	PERFORMANCE STANDARDS	See Section 1602
SECTION 1009	STORAGE	See Section 1610
SECTION 1010	SCREENING AND LANDSCAPING	See Section 1611