

Sec. 9. - C-2 Highway commercial district.

The purpose of this district is to provide for retail and service outlets serving not only nearby residential areas, but distant areas as well and especially the needs of through highway traffic. The districts are primarily located along heavily traveled, state and federal highways. In the C-2 highway commercial district, a building or premises shall be used only for the following purposes:

A. *Permitted uses:*

1. Any use permitted in the C-1 neighborhood commercial district.
2. Aluminum can processing and recycling center.
3. Animal and veterinary clinics with no open kennels.
4. Bus terminal or service facility.
5. Cleaning establishment.
6. Contractor's storage, indoor.
7. [Reserved.]
8. Crop, soil preparation, agricultural services.
9. Department or discount store.
10. Farm implement and heavy equipment sales and repair establishments.
11. Farm or feed stores including accessory storage of liquid or solid fertilizers.
12. Flea markets, indoor.
13. Greenhouse or nursery.
- 13.1. Health club/gymnasium, health spa, weight loss control center and reducing salon.
14. Hotel, motel or motor lodge.
15. Indoor shooting gallery.
16. Lawn, tree or garden service.
17. Lumberyard.

18. Mobile home sales, service repair and storage facilities including camping trailers, tents and touring vans but not including a mobile home park or trailer park and not allowing storage of damaged mobile homes.
19. Motor vehicle sales, service and repair any minor storage of equipment or materials or damaged vehicles where storage is secondary and incidental to the primary use as sales, services or repairs is permitted but shall not to exceed five (5) salvaged motor vehicles on the property at one time and shall be completely concealed from the surrounding properties.

Minor services and repairs shall include, but shall not be limited to:

- a. Auto renting.
- b. Drive-thru oil/lube.
- c. Muffler shops.
- d. Glass/windshield repair.
- e. Sound and security system installation.
- f. Tire sales, alignment and installation.
- g. New auto part sales and new auto accessory sales.
- h. Car wash and detailing shops.
- i. Other related sales, minor services or repairs.

20. Mortuary or funeral home.
21. Parking, automobile parking lot or garage.
- 21.1. Permanent cosmetics.
22. Photo finishing.
23. Plumbing shop.
24. Print shop.
25. Processing and manufacturing incidental to a retail establishment but which create no noticeable obnoxious effects to surrounding property owners or tenants.
26. Public service facility.

27. Public garage.
 28. Radio or TV studio.
 29. Radio and television towers or antennas or earth stations not exceeding 35 feet in height. The setback for such a tower, antenna, or earth station, shall be one (1) lineal foot from all adjacent property lines for every lineal foot of tower, antenna, or earth station height, plus one (1) additional foot. The number of antennas or tower structures on an individual property shall be limited to no more than one (1) such structure where the subject property directly adjoins a residential zoning district.
 30. Recreation center; arcade with video, pinball games.
 31. Restaurant, drive-in or otherwise.
 32. Retail, truck route center.
 33. Filling station.
 34. Schools, public and private.
 - 34.1. Tanning salons.
 35. Telephone service or switching center.
 36. Used car, trailer, boat sales; recreation vehicle, camper sales and storage lots.
 37. Vehicle wash.
 38. Wholesale merchandising and storage warehouses not exceeding 8,000 square feet in floor area and not employing more than ten persons on the premises at any one time.
- B. *Conditional uses:* The following uses may be allowed under a Conditional Use Permit, if approved by the board of adjustment in accordance with the procedures and under the conditions set forth in Article X, provided such conditional uses shall comply with the height and area regulations and with the parking regulations for similar uses set out elsewhere in this ordinance:
1. [Reserved.]
 2. Amusements, commercial outdoor.
 - 2.1. Auditorium/conference center, including sports and entertainment events, community functions, civic and religious events, and nonprofit events.
 3. Campground, travel trailer parks.

4. Church.
 - 4.1. Civic, social, fraternal organization.
 - 4.5. Clinic.
 - 4.6. Collection, storage, and transport of used oil products.
5. Contractor's yard or storage, outdoor.
 - 5.1. Convenience store with fuel pumps provided:
 - a. The site is a "hard corner" at a signalized intersection;
 - b. There are no more than two (2) such stores at a four-way intersection;
 - c. There is no more than one (1) such store at a T-intersection; and
 - d. The Board of Adjustment may impose other conditions as necessary to foster public safety, health, and general welfare.
6. Drive-in theaters.
7. Hospital.
8. Flea markets (outdoor).
9. Laboratories.
10. [Reserved.]
11. Lounges, bars, taverns, and similar establishments.
12. Machine shop.
13. Miniwarehouses under the following conditions:
 - a. The site must contain a minimum of two acres, but no more than five acres.
 - b. The minimum distance between buildings shall be 25 feet.
 - c. One parking space for each 50 compartments must be provided.
 - d. All driveways, parking, loading and vehicle circulation areas shall be paved.
 - e. A minimum six-foot high fence shall be erected, the composition of which shall be approved by the board of adjustment. A portion of the 50-foot front yard setback requirement for fences may be waived at the discretion of the board of adjustment.

- f. Only one sign, meeting the requirements of Article VIII, is allowed.
- g. Only dead storage will be allowed; no transfer and storage business will be allowed.
- h. No explosives, radioactive, or other hazardous material will be stored on the premises.

Other conditions deemed necessary and appropriate by the board of adjustment to uphold the intent of the comprehensive plan may be attached to any approval, including but not limited to lighting, screening, landscaping, architectural design, and live-in managers. Along with the conditional use application the applicants must submit to the board of adjustment staff a development plan showing the proposed buildings in relation to the property, ingress and egress, and architectural drawings of the buildings.

- 14. Printing and publishing establishments.
- 15. Radio and television towers or antennas or earth stations exceeding 35 feet in height, or in those instances where the subject property directly adjoins a residential district and where more than one (1) antenna or tower structure is proposed. The setback for such a tower, antenna, or earth station, shall be one (1) lineal foot from all adjacent property lines for every lineal foot of tower, antenna, or earth station height, plus one (1) additional foot. The number of antennas or tower structures on an individual property shall be limited to no more than one (1) such structure.
- 15.1. Tanning beds as an accessory use to any retail or service business.
- 16. Temporary use of prefabricated buildings or mobile homes for any permitted or conditional uses listed above other than accessory buildings.
- 17. Motor vehicle repair services that operate principally as automotive repair shops, body shops with and without painting booths, full service auto repairs including major automotive diagnostic and rebuilding services exceeding five vehicles to be stored on the property at one time for periods in excess of five days provided all vehicles are completely concealed from all surrounding property. Such services shall include but shall not be limited to:
 - a. Comprehensive auto repair.
 - b. Engine installation.
 - c. Body shops.
 - d. Transmission automotive repairs.
 - e. Old, salvaged, and rebuilt auto part sales.

f. Other related major automotive services.

18. Pawn shop.

C. *Minimum area, yard and height requirements.* Minimum area, yard and height requirements which govern any use in this district are listed on the chart of regulations [in the appendix to this appendix] unless otherwise regulated in this article.

(Ord. No. 11-15-22(1), § 2)