

5.052.2 C-2 Highway Service District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or those which are necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense uses of land or buildings in proximate residential districts. Appropriate locations for these districts are along major traffic arteries. Such districts should be situated near major transportation interchanges in clustered developments patterns, and not patterns of striped commercial development extending in a continuous manner along such major traffic arteries.

B. Uses Permitted:

All uses permitted in the C-1 District are allowed in this district as well as the following uses:

1. Governmental administrative services.
2. Cultural and recreational services.
3. Essential public transport, communication, and utility services.
4. Automotive service and repair uses.
5. Building materials and farm equipment sales, provided there is no outdoor storage, with the exception of farm equipment vehicles.
6. Contract construction services provided there is no outdoor storage.
7. Convenience retail sales and services uses.
8. Consumer repair services.
9. Entertainment and amusement services.
10. Financial, insurance, real estate, and consulting services.
11. Food and beverage services.
12. Food service uses; take out.

13. Animal care and veterinarian services provided there is no outside housing of animals.
14. General business services.
15. General personal services.
16. General retail trade uses.
17. Professional services - medical.
18. Professional services – non-medical.
19. Transient habitation: hotels, motels, tourist homes or courts.
20. Vehicular, marine craft, aircraft, and related equipment sales, rental and delivery uses.
21. Limited manufacturing conducted in completely enclosed building.
22. Religious facilities.
23. Education facilities.
24. Wholesale sales provided there is less than fifty (50) percent of the total on-site square footage utilized as storage, and no outdoor storage.
25. Signs as regulated by City Sign Ordinance.
26. Community assembly facilities.
27. Health care facilities.
28. Intermediate impact facilities.
29. Day care Centers.
30. Special personal and group care facilities.
31. Nursing homes.
32. Mobile home, manufactured home, and modular home sales lot

C. Uses Permitted as Special Exceptions:

In the C-2, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Transient habitation: Sporting and recreational vehicle camps.
2. Planned developments as regulated in ARTICLE V, SECTION 5.060.
3. Group assembly uses, other than race tracks and drag strips.
4. Mini-warehouses containing inside storage only as regulated in ARTICLE IV, SECTION 4.120 and ARTICLE VII, SECTION 7.060.
5. Indoor firearms training facilities. **(Amended by Ordinance 319, July 11, 2006, Deleted 5, and Renumbered 6 to 5 and 7 to 6)**
6. Plant and forest nurseries.

D. Uses Prohibited:

Industrial uses; warehousing and storage uses; with the exception of mini-warehousing containing inside storage and industrial uses; except those which are located within and incidental to permitted uses; truck terminals; junkyard, including automobile wrecking and salvage; uses not specifically permitted, or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the C-2, Highway Service District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: \_\_\_\_\_ 20,000 square feet.
- a.* Lot Dimensions for parcels located within the C-2 Zone where existing city public water and sewer mains are accessible on the subject property, direct access to existing major highway corridors, and land area exists to comply with zoning, subdivision, parking, stormwater, and site plan requirements may be reduced in size to 15,000 sq. ft. provided that the Regional Planning Commission and all appropriate City Departments shall have approved the proposed development plan. **(Added by Ordinance 378, February 8, 2011)**

2. Minimum Yard Requirements:

Front Setback -	Thirty-five (35) feet
Side -	Fifteen (15) feet
Rear -	Twenty (20) feet

3. Maximum Lot Coverage: On any area or parcel of land, the area occupied by all buildings including accessory buildings shall not exceed seventy (70) percent of the total area of such lot or parcel.

4. Height Requirements: No building shall exceed forty (40) feet in height, except as provided in ARTICLE VI, SECTION 6.040.

5. Parking Space Requirement: As regulated in ARTICLE IV, SECTION 4.010.

5.052.3 C-3, Neighborhood Service Business District

A. District Description:

This district is designed to provide for uses to serve the recurring household needs and personal service requirements of the occupants of nearby residential areas. The permitted establishments are those which provide for regular local shopping and which, therefore, are visited frequently by customers. These districts are characteristically small, and are distributed widely for convenient accessibility by residential area occupants. They should adjoin collector or arterial streets. Bulk regulations are established within these districts to provide for maximum compatibility between the commercial activity in these districts and adjacent residential activity, and to lessen the concentration of vehicular traffic as compared to other commercial districts providing goods and services for a more extensive marketing area.

B. Uses Permitted:

In the C-3, Neighborhood Service Business District, the following uses and their accessory uses are permitted:

1. Generally recognized retail business which supply commodities on the premises for persons residing in adjacent residential areas, such as mini-markets, small groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.
2. Personal service establishments which perform services on the premises such as repair shops (radio, television, shoe, etc.), beauty parlors or barbershops, and self-service laundries.
3. Signs as regulated by City Sign Ordinance.
4. Essential public transport, communication, and utility services.