

and/or water storage tank(s), as are necessary. The Board of Zoning Appeals shall determine the adequacy of such system(s).

5. Parking Space Requirements: As regulated in ARTICLE N, SECTION 4.010.

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 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 use of land or building in proximate residential districts. Appropriate locations for this district are along major traffic arteries.

B. Uses Permitted:

In the C-2, Highway Service District, the following uses and their accessory uses are permitted:

1. Retail Trade:

- (a) Building materials, hardware, and farm equipment,
- (b) General merchandise;
- (c) Food;
- (d) Appropriately licensed dealerships for automotive, marine craft, aircraft and accessories; (Amended by Ordinance 02-006, February 20, 2003)
- (e) Apparel and accessories;
- (f) Furniture, home furnishings, and equipment;
- (g) Eating and drinking;
- (h) Drug, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice.

2. Hotels, motels, and tourist courts.
3. Churches and mortuaries.
4. Professional services.
5. Gasoline service stations subject to the provisions of ARTICLE IV, SECTION 4.060.
6. Commercial recreation uses.
7. Signs and billboards as regulated in City Sign Ordinance.
8. Finance, insurance and real estate services.
9. Personal services.
10. Business services.
11. Repair services.
12. Governmental services.
13. Educational services.
14. Transportation, communication and utility services.
15. Medical offices, clinics, etc.
16. Nursing homes.
17. Florist shops.
18. Medical and dental laboratories.
19. Offices providing advice, design, or consultation of a professional nature, i.e., lawyers, accountants, engineers, architects, etc.
20. Credit bureau offices.
21. Banks and savings and loan associations.
22. Real estate, insurance, and other related business offices.
23. Day care centers.
24. ~~Mini-storage warehouse facilities.~~
(Deleted by Ordinance 015-005, June 18, 2015)

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. Travel trailer parks and overnight campgrounds. D.

Uses Prohibited:

Industrial uses; warehousing and storage uses, except those which are located within an incidental to permitted use; truck terminals, junkyards, including automobile wrecking and salvage; uses not specifically permitted or uses not permitted upon approval as a specific exception.

E. Dimensional Regulations:

1. Minimum Lot Size: No minimum lot size shall be required in the C-2 District.

2. Minimum Yard Requirements:

Front Setback -
Side-

Thirty-five (35) feet

None is required. However, if an open area extending along a side lot line is provided, it shall be at least fifteen (15) feet wide, and it shall be unobstructed.

Rear-

Twenty (20) feet

3. Maximum Lot Coverage: No maximum lot coverage shall be imposed in the C-2 District.
4. Height Requirements: No building or structure shall exceed forty (40) feet in height, with the exception of ground signs and billboards situated within two hundred (200) feet of Interstate Highway 40 to which a sixty (60) foot maximum height requirement shall apply. Those specific types of structures as specified in ARTICLE VI, SECTION 6.050 are also exempted from this maximum height limitation of forty (40) feet. All buildings taller than three (3) stories or thirty-five (35) feet in height shall make on-site provisions for the installation of adequate fire protection facilities via a sprinkler system and/or water storage tank(s), as are necessary. The Board of Zoning Appeals shall determine the adequacy of such system(s).
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. This district may occur along or away from arterial streets, characteristically are small, and are distributed widely for convenient accessibility by residential area occupants. The bulk regulations are established to provide for maximum compatibility between the commercial activity in the district 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 supplies commodities on the premises for persons residing in adjacent residential areas, such as groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware.
2. Personal service establishment which performs services on the premises such as repair shops (radio, television, shoe and etc.), beauty parlors or barbershops and self-service laundries.
3. Day care centers.
4. Signs regulated in City Sign Ordinance. C.

Uses Permitted as Special Exceptions:

No uses shall be permitted as special exceptions in the C-3 District. D.

Uses Prohibited:

In the C-3, Neighborhood Service Business District, all uses, except those uses or their accessory uses specifically permitted are prohibited, including retail liquor and package stores.