

**Section 30 REGULATIONS FOR GENERAL COMMERCIAL HIGHWAY FRONTAGE  
OR "C-2H" ZONE**

A. Purpose

The C-2H zone is intended to provide for very intense commercial development and commercial uses that contain an outside sales or storage aspect that is necessary to use. This zone also accommodates commercial uses that serve highway service needs.

B. General Requirements

1. All applicable provisions of Sections 35, 36, 37, 38 and 42 shall apply to this zone.
2. Property shall have frontage and access to either a state highway, a county defined arterial highway, a major road, or a frontage road paralleling and contiguous to any of these. In situations where the road function is designated for one of the above and the right-of-way is not in conformance, then the same may be accomplished if the use provides for setbacks to prohibit structures within this future right-of-way in addition to regular setbacks.
3. One-acre minimum lot area required where community water systems are not provided.
4. Properties may not be used for residential purposes except as described in Subsections B and C.
5. Manufactured homes or prefabricated structures are prohibited for residential uses, except as offered for sale or display. Manufactured or factory-built buildings constructed as commercial units are allowed in this zone.
6. A view-obscuring device, shall be as per Section 37.E.4.
7. A kennel may be permitted as allowed by Section 37.J.

C. Uses Permitted

The following uses are permitted and land shall be used and buildings and structures shall hereafter be erected, altered, enlarged or otherwise modified for the following uses only:

1. All uses permitted in the C-2 zone, multiple family structures, or commercial residential structures permitted in an R-M zone except duplex units.
2. Other retail uses. Automobile accessories and parts, automobile and truck sales and service (new and used), automobile repairs or auto body repairs conducted entirely in an enclosed building, automobile upholstery and top shops, building materials sales, boat sales or service and repairs, feed sales, garden and plant nursery sales, ice vending stations, janitorial supplies and service, lumber yards, machinery and tool sales and services, motorcycle sales and services, prefabricated

**Section 30 REGULATIONS FOR GENERAL COMMERCIAL HIGHWAY FRONTAGE  
OR "C-2H" ZONE (continued)**

structure sales, including manufactured homes and trailers, secondhand stores, stone and monument yards, swimming pool sales and service, tire sales and service, (not including retreading and recapping), unfinished furniture sales, and other similar uses to these listed.

3. Other service business. Automobile, truck and trailer rental and service, building material yards, cleaning and dyeing, coin operated, pick-up station and/or using non-explosive solvents, contractors' equipment rental or storage yards, glass replacement and repair (including auto glass), heating, plumbing, ventilating, refrigeration and air conditioning sales, laundries, machinery and tool rentals, mortuaries, packing and crating, parcel delivery services, self-service Laundromats, sheet metal shops, storage yards for building materials (not including flammable liquids and gases), and other similar uses.
4. Recreational vehicle parks (see Section 37.G).
5. ~~Office uses of all types.~~
6. Other accessory uses customarily appurtenant to a primary permitted use.
7. Wireless communication towers and facilities with a maximum antenna height of fifty (50) feet (see Section 37.R).
8. Churches.

**D. Uses Allowed After Acquiring a Special Use Permit**

1. Manufacturing, processing, treatment, or storage of products which is clearly incidental to the retail or services business conducted on the premises, provided that the premises are not the primary source of production of goods sold on the premises and provided that heating, plumbing, ventilating, refrigerating, air conditioning, and sheet metal establishments shall be exempt from this section.
2. Manufactured home parks (see Section 37.F).
3. Swap meets (see Section 37.I).
4. Wireless communication towers and facilities with an antenna height of fifty-one (51) feet to one hundred ninety-five (195) feet (see Section 37.R).