

Sec. 135-73. - C-2 Highway Commercial District.

- (a) *Purpose.* This district is intended to provide a suitable environment for commercial development which is generally associated with higher volume traffic arteries.
- (b) *Lot size regulations.* See section 135-33.
- (c) *Height regulations.* Maximum height: 35 feet.
- (d) *Yard and setback regulations.*
 - (1) *State trunk or US Highway.* Property which adjoins any state trunk highway or United States Highway shall provide setbacks for the yard adjoining the highway in each category:
 - a. Minimum front yard: 80 feet;
 - b. Minimum side yard: 25 feet;
 - c. Minimum rear yard: 50 feet.
 - (2) *County trunk highway.* Property which adjoins any county trunk highway or any local road shall provide setbacks for the yard adjoining the highway in each category:
 - a. Minimum front yard: 50 feet;
 - b. Side yard: 25 feet;
 - c. Rear yard: 25 feet.
- (e) *Permitted uses.*
 - (1) Dwelling, single-family, only as accessory to a principal use.
 - (2) Telephone, telegraph and power distribution poles and lines and necessary appurtenant equipment and structures.
 - (3) Forestry, open spaces.
 - (4) Offices; business, professional, public provided there is no outside storage.
 - (5) Medical, dental and veterinary clinics.
 - (6) Individual retail stores offering personal and business goods and services.
 - (7) Hotel and motels.
 - (8) Shopping and/or service centers containing two or more establishments.
 - (9) Drive-in establishment serving food and/or beverages.
 - (10) Banks and drive-in facilities and other financial institutions.
 - (11) Car washes.
 - (12) Automobile service stations.
 - (13) Convenience stores.
 - (14) Funeral homes.
- (f) *Conditional uses.*

- (1) Drive-in theaters.
- (2) Amusement and entertainment establishments.
- (3) Taverns and cocktail lounges.
- (4) Lumber yards.
- (5) Grain and feed mills.
- (6) Animal boarding establishments.
- (7) Truck terminals and truck stops.
- (8) Agricultural machinery sales and repair.
- (9) Storage and warehousing establishments.
- (10) Planned unit developments.
- (11) General farming except farms operated for the disposal of sewage, rubbish or offal, fur farms, stock farms and poultry farms.
- (12) Truck gardening, nurseries, and greenhouses only for the propagation of plants.
- (13) Automobile, truck, boat, machinery and recreational vehicle sales and repair.
- (14) Day care center, when required to be licensed by an agency of the state, where a person provides for compensation, care and maintenance for four or more infants at a location other than the child's own home or the home of relatives or guardians. In such a center, a play area of 75 square feet per child shall be provided within a fenced area, other than a front yard. Where three or fewer children are cared for and maintained, such operation shall be permitted as a home occupation.

(Code 1999, § 18.30)