

§ 370-22. C-5 Highway Commercial District.

- A. Specific intent. It is the specific intent of these regulations to confine highway-oriented commercial uses to very specific locations so that uses which are generally incompatible with and can readily have a blighting influence on sound residential development do not spread haphazardly throughout the City, and to better control ingress and egress to the City's major roadways from such uses.
- B. Use regulations.
- (1) Use by right. In any C-5 District, land, buildings and structures may be used by right for one or more of the following:
 - (a) Motor vehicle sales, service, parts, repairs and body shops.
 - (b) Car wash.
 - (c) Heavy equipment and farm machinery sales and services.
 - (d) Storage and distribution facilities.
 - (e) Commercial recreation facilities, including drive-in theaters.
 - (f) Retail and wholesale sales and service facilities, including drive-in facilities.
 - (g) Hotels and motels.
 - (h) Gasoline service stations.
 - (2) Accessory uses. Only those accessory uses customarily incidental to and associated with those uses by right listed above will be permitted, except the sale and dispensing of motor fuel, lubricants, and auto accessories for installation on the premises may be allowed as an accessory use to automobile repair garages and automobile sales facilities, provided that the requirements of § 370-58C of this chapter are met. **[Amended 9-17-2013 by Ord. No. 13-06]**
 - (3) Conditional uses. The following conditional uses may be permitted when authorized by the approving authority:
 - (a) Clubs, lodge halls and fraternal organizations restricted to those not conducted for gain or profit.
- C. Area and bulk regulations as specified in § 370-11.1, Attachment 3.¹
- D. Supplemental regulations in addition to those specified in Article VIII.
- (1) No outdoor display of merchandise, including automobiles, heavy equipment and the like, will be permitted in the area of a lot between the building setback line and the street right-of-way line.
 - (2) Access driveways shall be a minimum distance of 20 feet from adjoining lot lines, 30

1. Editor's Note: Attachment 3 is included as an attachment to this chapter.

feet from intersecting street right-of-way lines, and there shall be a minimum distance of 35 feet between access driveways.