

d) Maximum Height: 40 feet.

Section 706. (HB) Highway Business District

706.1 Purpose

The purpose of this Zoning District is to provide for those business activities which are larger users of space than commercial uses serving the Neighborhood Commercial District and to provide for those business activities which cater to the needs of individual neighborhoods, and highway business areas.

706.2 Uses Permitted By Right

a) Retail Uses

- 1) Ambulance Service or Rescue Squad.
- 2) Amusement Park.
- 3) Amusement or Recreational Activities (Commercial), carried on outside a building such as golf course, softball field, and uses of similar nature.
- 4) Amusement or Recreational Activities (Commercial), carried on wholly within a building, such as cinema, theater, auditorium and uses of similar nature.
- 5) Animal Hospital, Commercial Kennels, Veterinary Clinic or Animal Boarding Place, located at least 300 feet from the nearest residential district.
- 6) Antique Shops.
- 7) Appliance Stores.
- 8) Art Studio.
- 9) Athletic Club.
- 10) Auditorium, Assembly Hall.
- 11) Automobile Parking Lot or Parking, Garage (Commercial).
- 12) Automobile and Truck Sales, Repair, Service Shop.
- 13) Automobile Body Shop.
- 14) Bait Sales.
- 15) Baked Goods (Commercial).
- 16) Banks, Financial Institutions.
- 17) Barber Shop.
- 18) Beauty Shop.
- 19) Bottle Gas, Storage and Distribution.
- 20) Bowling Alley.

- 21) Builders Equipment and Material Storage.
- 22) Bus Terminal.
- 23) Cafe, Restaurant, Supper Club.
- 24) Canning Plant.
- 25) Car Wash.
- 26) Carnival, Rodeo, Horse Show, or Athletic Event, Tent Revival, Community Fair or other event of interest to the Public, not to exceed thirty (30) days.
- 27) Carpet and Rug Sales, Storage.
- 28) Churches or other places of worship.
- 29) Clinic.
- 30) Convenience Food Stores, with or without gas pumps, provided that the pump islands and canopy are setback at least fifteen feet (15') from any right-of-way line.
- 31) Contractors Equipment and Material Storage.
- 32) Curio and Souvenir Shop.
- 33) Dance School or Studio.
- 34) Day Care Facilities, provided that:
 - a. At least one-hundred (100) square feet of outdoor play area is supplied for each child accommodated.
 - b. The entire play area is enclosed by a fence having a minimum height of at least five feet (5') and constructed in such a manner that maximum safety to the children is ensured.
- 35) Department Store.
- 36) Drive-In Restaurant.
- 37) Drug Stores.
- 38) Dry Cleaning Plant and/or Pickup Station.
- 39) Electrical Repair (Commercial).
- 40) Experimental Laboratory.
- 41) Fabrication Shop, Wood and Fabric.
- 42) Farm Equipment, Sales and Service.
- 43) Feed, Grain, or Fertilizer (Wholesaling or Storage).
- 44) Feed, Seed, and Insecticides, and Fertilizer Retail Sales.
- 45) Fish, Meat (Wholesale, Cure, Storing).

- 46) Florist, Greenhouse, Nursery (Retail or Wholesale).
- 47) Food Stores, including retail bakeries, meat markets, dairy products, confectioner shops, and stores of similar nature.
- 48) Freight Express Office.
- 49) Funeral Home, with or without crematory.
- 50) Furniture Upholstery Shop.
- 51) Furniture Store, Retail.
- 52) Garage, Public Storage.
- 53) Gasoline Service Station.
- 54) Glass Sales and Storage.
- 55) Grocery (Fruit or Vegetable Market).
- 56) Hardware Store.
- 57) Home Furnishings and Hardware.
- 58) Hotel.
- 59) Ice (Manufacturing and Sales).
- 60) Imported Goods, Warehouses.
- 61) Jewelry Store.
- 62) Laundries, Self-Service.
- 63) Library.
- 64) Liquor Store.
- 65) Locksmith, Gunsmith.
- 66) Machine Shop, Metal Fabrication.
- 67) Manufactured Home Sales Lot.
- 68) Motel.
- 69) Music Teaching Studio.
- 70) Newspaper or Magazine Publishing and Distribution.
- 71) Nursing home, personal care home or assisted living facility
- 72) Office Equipment, Sales and Service.
- 73) Pawn Shops.
- 74) Personal Service Shops, such as barber shops, beauty shops, shoe repair, laundry pickup stations, watch repair and services of a similar nature.
- 75) Pest Control.

- 76) Photographic Studio.
- 77) Printing, Photo-Engraving, Book Binding, Blueprinting.
- 78) Restaurant, Supper Club, Cafe and Food Catering Service.
- 79) Retail Auto Parts and Tire Stores.
- 80) Retail Candy and Ice Cream Stores.
- 81) Rooming House.
- 82) Service Station, Automobile.
- 83) Sheet Metal Products.
- 84) Skating Rink.
- 85) Small Motor Repair Shops.
- 86) Specialty Shops.
- 87) Storage Warehouse (including mini-warehouses).
- 88) Tailor.
- 89) Taxi Station.
- 90) Taxidermist.
- 91) Theater.
- 92) Telecommunications Facilities in accordance with Section 904.
- 93) Upholstery Shop.
- 94) Vending Machine Distributor.
- 95) Warehousing, not related to sales on the premises.
- 96) Welding Shop.
- 97) Office Uses:
 - 98) Medical, Dental, or similar Clinic.
 - 99) Professional Offices.
 - 100) Real Estate Office.
 - 101) Radio and Television Broadcasting Station or Studio.

b) Public and Semi-public Uses:

- 1) Athletic Field, Public.
- 2) Community Center.
- 3) Electric Power Yards, Substation.
- 4) Hospital and Nursing Homes.

- 5) Museum.
 - 6) Parks and Playgrounds.
 - 7) Public Buildings and Uses.
 - 8) Public Owned Recreation Centers, Y.M.C.A.'s and Institutions of a similar nature.
 - 9) Public Utilities Plant and Public Service Structures.
 - 10) Utility Substations.
- c) Other Uses
- 1) Adult Entertainment Establishments, provided they meet the following standards:
 - a. Minimum Distance Requirement from Residential Zoning Districts. No Adult Entertainment Establishment shall be located, established, maintained or operated on any parcel that is within 1,000 feet of a residence located on a parcel of land which is zoned A, R-1, R-2, R-3, R-3, PRD or MHD, or any combination thereof.
 - b. Minimum Distance Requirement from Other Adult Entertainment Establishments. No Adult Entertainment Establishment shall be located, established, maintained or operated on any parcel that within 1,000 feet of any other parcel on which any other Adult Entertainment Establishment is located, established, maintained or operated.
 - c. Minimum Distance Requirement from Public Uses. No Adult Entertainment Establishment shall be located, established, maintained or operated on any parcel within 1,000 feet of any other parcel on which a governmental building simultaneously owned and occupied by such government, library, civic center, hospital, public park or neighborhood playground is located.
 - d. Minimum Distance Requirement from Other Uses. No Adult Entertainment Establishment shall be located, established, maintained or operated on any parcel within 1,000 feet of a parcel of land upon which a church, school, educational institution or religious institution is located.
 - e. Measurement. For purposes of this subsection, distances shall be measured in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the lot on which the Adult Entertainment Establishment is located to the nearest point on a property line of (i) any residentially-zoned parcel, or (ii) any parcel on which a Public Use is located, or (iii) a parcel on which an "Other Use" is located, or (iv) a parcel on which another Adult Entertainment Establishment, as the case may be, is established, maintained or operated.
 - f. Limited Exception for Subsequent Protected Uses or Residential Property.

An Adult Entertainment Establishment lawfully operating under this Ordinance and under the City's Adult Entertainment Ordinance shall not be deemed to be in violation of the location restrictions set forth solely herein because (i) a Public Use or Other Use subsequently locates within the minimum required of the Adult Entertainment Establishment, (ii) property within the minimum required distance of an Adult Entertainment Establishment subsequently becomes residentially-zoned property. This Paragraph shall not apply to an Adult Entertainment Establishment at a time when an application for an "Adult Entertainment License" under the City's *Adult Entertainment Ordinance* for that Establishment is submitted after the License has previously expired, has been revoked, or is at that time under suspension.

706.3 Accessory Uses

- a) Accessory Off-Street Parking.
- b) Accessory Buildings or Structures.

706.4 Uses Permitted by Special Use Permit (SUP)

- a) Telecommunications Facilities – Concealed Support Structures and New Monopole Towers in accordance with Section 904.
- b) Such other uses as the City Council determines are consistent with the uses stated in Section 706.2 of this Ordinance and that are consistent with and promote the goals and purposes set forth in Section 706.1 of this Ordinance.

706.5 District Development Regulations

- a) Minimum Lot Area: NONE.
- b) Minimum Lot Width: 40 feet.
- c) Minimum Road Frontage: 40 feet.
- d) Minimum Building Setbacks:
 - 1) Front: 40 feet (from right-of-way line of State Highways).
 - 2) Front: 35 feet (from rights-of-way of all other streets)
 - 3) Side: 15 feet.
 - 4) Rear: 15 feet (40 if abutting residential district)
- e) Maximum Height: 50 feet.

Section 707. (I-1) Light Industrial District

707.1 Purpose

The purpose of this Zoning District shall be to provide and protect areas for those