

ARTICLE X

C-2 HIGHWAY COMMERCIAL DISTRICT

SECTION 1000 PURPOSE

The purpose of the C-2, Highway Commercial District is to provide for commercial uses that depend on access to an arterial highway and that may require larger sites, that may generate truck traffic and that may not be appropriate in commercial areas devoted primarily to retail shopping in planned shopping centers.

SECTION 1001 AUTHORIZED USES

In the C-2, Highway Commercial District, only the following uses are authorized:

A. AUTHORIZED USES

1. Principal Uses

- a. Bakery
- b. Business Services
- c. Business or Professional Offices
- d. Candy or Ice Cream Store
- e. Commercial School
- f. Contracting Business; Contractor's Yard
- g. Convenience Store
- h. Day Care Center
- i. Delicatessen
- j. Financial Institutions
- k. Garden Nursery
- l. Indoor Amusement
- m. Laundry or Dry Cleaning Establishment
- n. Lumber Yard
- o. Motel/Hotel
- p. Personal Services
- q. Pet Grooming
- r. Pharmacy
- s. Repair Shop
- t. Restaurant
- u. Retail Stores
- v. Tavern
- w. Vehicle Accessory Sales and Installation
- x. Warehousing and Distribution
- y. Wholesale Business
- z. Essential Services

2. Accessory Uses

- a. Signs, subject to Article XVII
- b. Off-street Parking and Loading, subject to Article XVI
- c. Accessory Uses customarily incidental to and on the same lot with any permitted use, conditional use or use by special exception authorized in this District.
- d. Drive-through Facilities, subject to Section 1506
- e. Fences, subject to Section 1503
- f. Home Office or Home Occupation in a Dwelling which is a Nonconforming Use
- g. Temporary Construction Trailer, Model Home or Sales Office, subject to Section 1507

B. CONDITIONAL USES

1. Principal Uses

- a. Billboards, subject to §1403.5
- b. Commercial Recreation, subject to §1403.12
- c. Commercial Communications Tower, subject to §1403.11
- d. Mini-Warehouses or Self-Storage Buildings, subject to §1403.23
- e. Private Club, subject to §1403.26
- f. Public Utility Building or Structure, subject to §1403.29

C. USES BY SPECIAL EXCEPTION

1. Principal Uses

- a. Animal Hospital, subject to §1403.3
- b. Automobile Service Station, subject to §1403.4
- c. Car Wash, subject to §1403.7
- d. Limited Manufacturing, subject to §1403.22
- e. Temporary Use or Structure, other than a Construction Trailer, Model Home or Sales Office, subject to §1403.32
- f. Truck and Heavy Equipment Rental, Sales and Service, subject to §1403.33
- g. Vehicle Rental, Sales and Service, subject to §1403.35
- h. Vehicle Repair Garage, subject to §1403.36
- i. Comparable Uses Not Specifically Listed, subject to §1403.13

2. Accessory Uses

None

SECTION 1002 AREA AND BULK REGULATIONS

In the C-2, Highway Commercial District, all uses shall be subject to the following regulations, except as they may be modified by the express standards and criteria for the specific conditional uses and uses by special exception contained in Article XIV.

- A. **MINIMUM LOT AREA:** 40,000 sq. ft.
- B. **MINIMUM LOT WIDTH:** 100 feet
- C. **MAXIMUM LOT COVERAGE:** 65%
- D. **MINIMUM FRONT YARD:** 50 feet
- E. **MINIMUM REAR YARD:**
 - All Principal Structures:
 - Adjoining Any "R" District: 50 feet
 - All Others: 30 feet
 - Accessory Structures: 15 feet
- F. **MINIMUM SIDE YARD:**
 - All Principal Structures:
 - Adjoining Any "R" District: 50 feet
 - All Others: 15 feet
 - Accessory Structures: 15 feet
- G. **SPECIAL YARD REQUIREMENTS:** See Section 1503
- H. **PERMITTED PROJECTIONS INTO REQUIRED YARDS:** See Section 1504
- I. **MAXIMUM HEIGHT:**
 - All Principal Structures: 3 stories and no more than 45 feet
 - All Accessory Structures: 1 story and no more than 15 feet
- J. **HEIGHT EXCEPTIONS:** See Section 1505

SECTION 1003	PARKING AND LOADING	See Article XVI
SECTION 1004	SIGNS	See Article XVII
SECTION 1005	SCREENING AND LANDSCAPING	See Section 1502
SECTION 1006	STORAGE	See Section 1509