

CHAPTER VI

ZONING DISTRICTS

SECTION 8

HIGHWAS COMMERCIAL DISTRICT ZONE C-2

A. DESCRIPTION OF DISTRICT

1. This is a district located on a state highway or a major roadway which provides retail needs of the driving public. The uses are characterized by numerous vehicular ingress and egress and larger lot size. These uses provide for the outside sales and storage of merchandise.

B. PERMITTED USES

The permitted uses are as follows:

1. Those uses listed as permitted and conditionally in C-1, with the exception of Laundry and Dry Cleaning, which is a conditional use in C-2.

C. CONDITIONAL USES

1. Warehousing or light manufacturing which does not generate excessive smoke, noise, or other objectional influences.

D. AREA REGULATIONS

1. Front yard minimum setback:
 - a. Minimum of thirty (30) feet.
2. Side yard minimum setback:
 - a. None except when it abuts a residential use; then a minimum of twenty (20) feet from the property line shall be required.
3. Rear yard minimum setback:
 - a. Twenty-five (25) feet from property line except on a corner lot where the rear yard may be reduced to fifteen (15) feet from the rear property line in an exterior side access has been provided.
4. Lot area:
 - a. A minimum lot of twelve thousand (12,000) square feet is required. Lot widths shall not be less than one hundred

(100) feet. Lot depths shall not be less than one hundred-twenty (120) feet.

5. Loading and Unloading:
 - a. Loading and unloading facilities shall be provided on the premises so as not to block any public thoroughfares.
6. Height regulations
 - a. Not to exceed thirty-six (36) feet. See “building height” definition page 7.

E. ON-SITE PARKING

1. Offices: 1.0 parking spaces per four hundred (400) square feet of gross floor area.
2. Retail: 1.0 parking spaces per three hundred (300) square feet of gross floor area.
3. Restaurants: 1.0 parking spaces per one hundred (100) square feet of gross floor area.

F. SCREENING

1. A permanent opaque fence or landscape hedge shall be provided along any side or rear property line which abuts a residential use or property zoned for residential uses. The height of the screening fence shall be determined by the Commission at the time of the Site Plan Review.

G. ACCESSORY STRUCTURE

1. Accessory structures may be located a minimum of three (3) feet from the back or side property line.

H. SITE PLAN REVIEW

1. The Commission shall review a site plan for permitted or conditional uses in C-2, which site plan must be approved by the Commission prior to commencement of work. The site plan must include all information contained in the definition of “Site Plan” on page 15 and the information required for Site Plans Section G, Page 52. The Commission shall consider parking, landscaping, siting of buildings and compatibility of the development with the adjacent uses.