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## **Sec. 113-129. Highway commercial district (C-2).**

(a) *Permitted uses:*

- (1) All those permitted uses in the C-1 zoning district;
- (2) Aquariums, planetariums, botanical gardens
- (3) Assembly halls;
- (4) Automobile air conditioning equipment, sales and installation;
- (5) Automobile broker;
- (6) Automobile claims adjuster;
- (7) Automobile convenience and gas services;
- (8) Automobile upholstery shops;
- (9) Reserved;
- (10) Bail bonding services;
- (11) Billiard and pool halls;
- (12) Blood banks;
- (13) Body art studios (June 6, 2013);
- (14) Building materials dealers (garage doors, fencing, roofing, storm windows, kitchen, cabinets, wallboard, insulation);
- (15) Building materials establishments;
- (16) Carpet and vinyl flooring stores;
- (17) Catalog, mail order stores;
- (18) Churches and other places of worship;
- (19) Comedy clubs;
- (20) Consumer electronic repair services;
- (21) Drive-in restaurants;
- (22) Dwelling as an accessory structure to be used for security purposes;
- (23) Fast food restaurants;
- (24) Flea markets;
- (25) Flooring stores;
- (26) Funeral homes and funeral chapels, mortuaries, crematoriums;
- (27) Furniture upholstery shops;
- (28) Landscaping services;
- (29) Heating, air conditioning, ventilation supply stores;
- (30) Home appliance repair and related services;
- (31) Home health care services;

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- (32) Hookah lounges (June 6, 2013);
  - (33) Household and apparel sales and rental;
  - (34) HVAC/plumbing/electrical contractors;
  - (35) Indoor sports and recreation facilities;
  - (36) Medical supply businesses;
  - (37) Musical instrument sales and repair, musical supply sales including records, tapes and compact discs;
  - (38) Natural materials dealers (lime, plaster, sand, gravel, lumber);
  - (39) Nursing homes;
  - (40) Packaging services;
  - (41) Parcel and express services;
  - (42) Playhouses;
  - (43) Plumbing supply stores;
  - (44) Radio and television broadcasting stations (excluding transmission towers);
  - (45) Recording and developing studios;
  - (46) Service agencies;
  - (47) Sign stores—Painting and lettering;
  - (48) Swimming pool supplies, cleaning and maintenance services;
  - (49) Training/rehabilitation services;
  - (50) Upholstery, furniture services; and
  - (51) Water-softening services.
- (b) *Conditional uses (see article VII):*
- (1) Animal hospitals and veterinary clinics;
  - (2) Armored car services;
  - (3) ATMs;
  - (4) Automobile repair;
  - (5) Automobile sales;
  - (6) Automobile service stations;
  - (7) Automotive parking establishments;
  - (8) Bed and breakfasts;
  - (9) Car wash services;
  - (10) Commercial motor vehicle repair;
  - (11) Commercial motor vehicle sales;
  - (12) Farmers' markets;
  - (13) General building contractors;

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- (14) Golf cart sales and service;
  - (15) Golf or baseball driving ranges;
  - (16) Gun shops;
  - (17) Health clubs and day spas;
  - (18) Hotels (to include motels, lodging houses, inns and extended stay hotels);
  - (19) Laundry and dry cleaning establishments including pick-up stations, package plants and coin-operated facilities;
  - (20) Marine sales and parts;
  - (21) Miniature golf courses;
  - (22) Nursing homes (June 6, 2013);
  - (23) Outdoor sports facilities and swimming pools;
  - (24) Paint, glass and wallpaper stores;
  - (25) Par 3 golf courses;
  - (26) Plant nurseries;
  - (27) Private or parochial schools;
  - (28) Public utility facilities;
  - (29) Retail automobile parts and tire stores;
  - (30) Small engine sales and repair; and
  - (31) Tennis courts, clubs and facilities.

(c) *Development standards:*

- (1) Minimum lot area—One acre (May 20,1999);
- (2) Minimum lot width—100 feet (May 20,1999);
- (3) Yard setbacks:
  - a. From a public street—50 feet (May 20,1999);
  - b. Rear yard setbacks—30 feet;
  - c. Side yard setbacks—20 feet;
- (4) Maximum height of structures—40 feet;
- (5) Where a lot adjoins a single-family residential district, a MHP district, or an AR district—75-foot buffer (June 21, 2001);
- (6) Maximum building size—Footprint 30,000 square feet.

(Revised March 1, 2012; June 6, 2013; Ord. No. 2017-03, §§ 1—4, 5-4-2017; Ord. No. 2018-07, § 3, 5-17-2018; Ord. No. 2019-09, § 1, 11-21-2019; Ord. No. 2020-08, § 1, 9-17-2020; Ord. No. 2023-12, §§ 1—3, 11-2-2023)