

**\*\* New uses are in red text**

## **SEC. 10.13 or 152.215 C-2 – HIGHWAY COMMERCIAL**

### **Uses Permitted.**

A. All other uses permitted in the C-1 District,

- Combination of residential or senior citizens housing with Commercial uses (mixed use) provided that:
  1. No less than 35% of the main/street level is a commercial use permitted in the C-1 district (City Code Sec. 152.196).
- Art galleries and museums.
- Bars or nightclubs, except bowling alleys.
- Bookstore, except adult bookstores.
- Business and professional services, except self-service laundries and food locker plants.
- Business, technical or professional schools.
- Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- Essential services – governmental uses, buildings and storage.
- Library.
- Liquor store, package, and meeting the local liquor dispensing laws, not including drive-up and/or drive-in services.
- Lodges, clubs, social or fraternal organizations, except adult entertainment oriented (i.e. adult cabaret, adult mini motion theater or full theaters).
- Medical offices.
- Municipal administrative buildings, fire stations and other municipal service buildings, except those customarily considered industrial in use.
- Offices, including banks and financial institutions with or without drive-up and/or drive-in services.
- Parking garage.
- Police Station.
- Post office.
- Public parks, and public recreation areas.
- Public utility and service uses.
- Radio and television broadcasting uses.
- Railroad right-of-way.
- Restaurants, not including drive-up and/or drive-in services.
- Retail, not including drive-up and drive-in services.
- Theaters, except adult entertainment uses (i.e., adult cabaret, adult mini motion theater or full theaters).
- Wholesaling.
- Daycare Centers.
- **Photography studios**
- **Health clubs, gyms**
- **Brewpub, brewer taproom, microdistillery and cocktail room**
- **Churches, synagogues, and similar places of worship**

- Small cell antennas, microcell antennas within the Right of Way (ROW), provided they meet the following criteria set forth in Section 152.XXX –Right of Way Ordinance (to be adopted at later date)

- B. Accessory Store.
- C. Altering, pressing and repair of wearing apparel.
- D. Appliance Store.
- E. Automobile garage, accessory store, sales
- F. Building materials sales.
- G. Bowling alley.
- H. Café, cafeteria, including drive-in eating establishments.
- I. Dairy products store.
- J. Drainage system, flood control and watershed structure, and erosion control device meeting all city and state standards.
- K. Essential services – governmental uses, buildings and storage – public utility uses.
- L. Food locker plant.
- M. Furniture store.
- N. Grocery store.
- O. Hardware store.
- P. Hotel and motel
- Q. Laundries.
- R. Liquor store, package, and meeting local dispensing laws.
- S. Machinery, equipment, sales, storage and service.
- T. Office.
- U. Public and private secondary educational institutions.
- V. Public parks and public recreation areas.
- W. Railroad right-of-ways.
- X. Supermarkets.
- Y. Temporary roadside stand for sale of in-season agricultural products, subject to site plan review by planning staff.
- Z. Small animal veterinary clinic.
- AA. Parcel delivery store or station
- BB. Contractors shops and offices, provided outdoor storage meets district performance standards 152.218(E)

#### **Uses by Special Permit.**

- A. Essential services – public utility uses, transmission services, buildings and storage.
- B. Gasoline filling stations.
- C. Satellite dish and antennas, as regulated by 152.315 et.seq.
- D. Tattoo parlor that meet the following criteria:
  1. Provide at least 1 separate wash facility for every 3 work stations
  2. Provide at least 1 separate wash facility for customer use.

#### **District Performance Standards.**

- A. Front property line setback – 20 feet
- B. Rear property line setback – 10 feet.
- C. Side property line setback – 10 feet.
- D. Building height maximum – 40 feet.
- E. Impervious lot coverage – NO more than 85% of the lot.

- F. Required off street parking and loading areas. Shall meet the following impervious surface minimum setback requirements.
  - 1. 20 feet from the front property line
  - 2. 5 feet from the rear property line
- G. Outside storage. All businesses shall meet 1 of the following criteria for business related storage in the C-2, Highway Commercial District:
  - 1. Storage must be completely within enclosed building(s)
  - 2. Appropriately landscaped to 80% opaque, and according to the standards set forth in 152.299
  - 3. Effectively screened with a fence that is at least 80% opaque, not less than 6 feet no more than 8 feet in height.
- H. Landscaping. All business' located along any of the Greenway Corridors, as designated by the Land Use Plan, shall be appropriately landscaped according to the standards set forth in 152.295
- I. Sales, rental, or display (indoor and outdoor). As an accessory use in association with an allowed principal use provided that:
  - 1. The area so occupied shall not exceed 30% of the principal building.
  - 2. No storage or display of merchandise shall be permitted in required rear, side, or front yards,
  - 3. The outdoor sales, rental, or display area shall be included in the calculations for parking spaces required for the use and shall not occupy space required for parking as stipulated by 152.345 et seq.