

5.6 C-2 – HIGHWAY COMMERCIAL DISTRICT

5.6.01 INTENT: The C-2 Highway Commercial District is intended for the purpose of providing commercial areas for those establishments which can function most satisfactorily in an area directly related to a major vehicular circulations route due to the nature of the merchandise handled and the display space required, particularly items requiring expansive display area such as motor vehicles, trailers, and farm implements; the method of transport required of the purchaser for the merchandise handled particularly goods customarily traded in bulk such as lumber or feed requiring access for the customer to the sales area primarily dependence upon the vehicular, as opposed to pedestrian access such as drive-in facilities; and all types of automotive and farm implement service or the clientele toward which the establishment is primarily oriented particularly for travelers on the highway. Off-street parking is required in order to reduce adverse effects on adjacent properties.

5.6.02 PERMITTED PRINCIPLE USES AND STRUCTURES: The following shall be permitted as uses by right:

1. Automobile services excluding salvage yards;
2. Automobile wash facilities;
3. Bus garaging and equipment maintenance;
4. Churches and other religious institutions;
5. Commercial service oriented businesses, such as landscaping business, except those specifically provided within these regulations;
6. Communication and utility building and uses;
7. Construction sales and services;
8. Convenience store or filling station;
9. Banks and detached banking facilities (ATM);
10. Eating and drinking places, such as restaurants and taverns;
11. Commercial recreation facilities such as bowling alleys, miniature golf course, arcades and similar uses;
12. Farm products warehousing and storage;
13. Food storage lockers with slaughtering facilities, provided that any slaughtering, killing, eviscerating, skinning, or plucking be done indoors;
14. Funeral and crematory services;
15. Commercial recreation facilities such as bowling alleys, miniature golf courses, arcades and similar uses;
16. Garden centers and nurseries;
17. Household goods warehousing and storage;
18. Libraries; museums; art galleries; planetaria; aquariums; historic and monument sites; exhibition halls; auditoriums;
19. Mini storage facilities and general warehousing and storage;
20. Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants;
21. Parks;
22. Professional services, including business and governmental offices;
23. Upholstery and furniture repair services;
24. Stores or shops for sale of household and grocery goods at retail;

or semi-solid fence having a minimum height of six (6) feet and a visual density of no less than fifty percent (50%);

16. Any similar uses that are determined by the City Council after referral to and recommendation by the Planning Commission to be of an industrial use similar to the above listed uses.

5.6.05 SCREENING REQUIREMENTS:

1. Where a site adjoins or is located across an alley from the Residential District, a solid wall or fence or compact evergreen hedge six (6) feet in height may be required on the property line common to such districts, except in a required front yard.
2. Open storage of materials accessory to a permitted use or conditional use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.6.06 PROHIBITED USES: All other uses and structures which are not specifically permitted or permissible as conditional uses shall be prohibited from the C-2District.

5.6.07 HEIGHT AND AREAS REGULATIONS: The maximum height and minimum area regulations shall be as follows:

1. General Requirements:

	Lot Area (Sq. Ft.)*	Lot Width	Required Front Yard	Required Side Yard	Required Rear Yard	Height
Permitted and Conditional Uses	7,500**	66'	25'	7'	20'	35'

* Excluding Road R.O.W.

** If with public/community water and sewer, otherwise 1 acre with any combination of public and private water/sewer systems and 3 acres with both systems being private.

2. All measurements to structure are taken from the property line unless adjacent to road or street, then from the designated right-of-way line.

5.6.08 PARKING REGULATIONS: Parking with the C-2 District shall be in accordance with the provisions of this ordinance.

5.6.09 SIGN REGULATIONS: Signs within the C-2 District shall be in conformance with the provisions of this ordinance. Advertising signs are permitted in accordance with the Nebraska Department of Roads guidelines along applicable highways unless a sign overlay district restricting the type or location of signs has been designated.

5.6.10 PERFORMANCE STANDARDS: Performance standards for industrial uses shall be in conformance with the provisions of Section 9.22 of these regulations.