

## ARTICLE 10

### “B-2” HIGHWAY COMMERCIAL DISTRICT

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#### **10.010 Purpose and Intent**

The Highway Commercial District is intended to provide for neighborhood shopping areas outside the downtown area. These districts include as well, much of the strip commercial property, major streets and highways of the City. The uses permitted are intended to accommodate the general retail consumer and the needs and services of the automobile traveling consumer.

#### **10.020 Permitted Uses**

The following uses and structures, and no others, are permitted in the “B-2” District.

1. Antique shops and stores
2. Apparel and accessory stores
3. Art and art supply stores
4. Automatic car wash
5. Automobile supply accessory stores
6. Bakery and pastry shops
7. Banks and other savings and lending institutions
8. Barber and beauty shops, chiropody, or similar personal service shops
9. Bicycle shops
10. Boarding and lodging houses (hotels, motels)
11. Books and stationary stores or shops

12. Building material sales when the entire operation is conducted entirely within the building or screened area
13. Business machine repair, sales, and services
14. Candy and ice-cream stores
15. Churches or similar places of worship
16. Cigar and tobacco stores
17. Clothing and costume rental shops
18. Custom dressmaking, millinery, tailoring, and similar trades
19. Delicatessens and catering establishments
20. Department stores
21. Drug stores
22. Dry goods and notion shops
23. Dry cleaning and laundry establishments
24. Electric repair shops
25. Fix-it shops to include electrical, heating, ventilating or plumbing shops
26. Florist and gift shops
27. Furniture and home furnishing shops and stores
28. Garages and auto repair shops
29. Garages for storage and motor vehicles
30. Government administration buildings, shops
31. Greenhouses and nurseries
32. Grocery, fruit, and vegetable stores
33. Hardware stores and shops
34. Hobby shops
35. Hotels and motels
36. Household appliance stores
37. Interior decorator's shops
38. Jewelry and metal craft stores and shops
39. Laundries and laundrettes
40. Libraries and museums
41. Lock and key shops
42. Mail order catalogue stores
43. Medical and dental clinics
44. Medical and orthopedic equipment stores
45. Meeting halls and auditoriums
46. Messenger or telegraph service stations
47. Milk and soft drink distribution stations
48. Monument & burial vault sales
49. Motor vehicle display, repair and sales
50. Music and musical instrument stores and studios
51. Multiple family residential
52. Newsprint, job printing, and printing supplies stores
53. Offices and office buildings
54. Office supply and equipment stores

55. Pet shops
56. Photographic equipment, studios and supply stores
57. Picture frame shops
58. Post offices
59. Package liquor stores
60. Parking lots and garages
61. Paint stores
62. Plumbing, heating and air conditioning shops, when the entire operation is conducted entirely within the building
63. Prescription shops
64. Private clubs, fraternities, sororities and lodges
65. Radio and T.V. stores
66. Recreation activities of a commercial nature
67. Restaurants, to include drive-in eating establishments
68. Service stations (oil, gas, vehicle repair)
69. Shoe stores and repair shops
70. Single family residential
71. Sporting goods
72. Storage rental units
73. Taverns, provided that no part of the structure shall be located within 200 feet of any "R" District
74. Travel bureaus
75. Two-family residential dwelling
76. Utility company offices
77. Veterinary clinics and animal hospitals, when the entire operation is conducted entirely within the building, provided that buildings in which animals are kept are not within 100 feet of any "R" District
78. Wholesale business and warehouses, when the entire operation is conducted entirely within the building
79. Stores and shops, for the conduct of retail business, similar to the uses enumerated herein

### **10.030 Conditional Uses**

The following uses and structures shall be permitted when authorized by the Board of Adjustment.

1. Cemeteries
2. Health and medical institutions, including convalescent, nursing and rest homes and hospitals
3. Privately operated country clubs, golf courses, swimming clubs, riding stables, and similar recreation uses provided that any principal accessory building in connection therewith shall be located not less than 200 feet from any lot in an "R" District
4. Public utility and service uses, including but not limited to electric sub-stations, gas regulator stations, radio and television transmitting towers.

5. Sewage treatment plants
6. Telephone transmission equipment buildings
7. Filtration plants
8. Railroad right-of-ways
9. Water reservoirs
10. Lumberyard including mill work
11. Philanthropic and charitable institutions
12. Day care centers and nursery schools
13. All other uses of a similar character as may be determined by the Board of Adjustment.

**10.040 Accessory Uses**

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Private garages or parking areas.
2. Living quarters of persons employed on the premises.
3. Home occupations as provided for in Article 20 of this Ordinance.

**10.050 Lot Size**

Except as otherwise provided in Article 21 of this Ordinance, no building shall be erected or altered on a lot which makes provisions for less than the following:

1. Lot Area:
  - a) Single Family Dwelling – 5000 square feet
  - b) Two Family Dwelling – 6000 square feet
  - c) Multiple Family Dwelling – 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit thereafter.
  - d) Other permitted uses – 5000 square feet
2. Lot Width: 60 Feet
  - a) Single Family Dwelling – 50 feet
  - b) Two Family Dwelling – 60 feet
  - c) Multiple Family Dwelling – 100 feet
  - d) Row Dwellings
    - 1) 3 Units – 85 feet
    - 2) Each additional unit – Add 25 feet
  - e) Other permitted uses – 50 feet
3. Lot Depth: 100 Feet

**10.060 Lot Coverage**

The maximum lot coverage by all buildings, principal and accessory, shall not exceed ninety (90) percent.

1. Minimum Open Space: The total land area devoted to open space shall not be less than ten (10) percent of the gross land area included in the building lot. Such open

space shall be maintained as grassed and landscaped areas, interior and exterior malls, pedestrian walks and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

### **10.070 Yard Requirements**

Except as otherwise provided in Article 21 of this Ordinance, the following minimums shall apply:

1. Front Yard – 25 feet
2. Side Yard
  - a) One and two family dwelling:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 12 Feet
      - b. Minimum on One Side – 6 Feet
    - II) Two and Three Stories:
      - a. Total Side Yard – 17 Feet
      - b. Minimum on One Side – 8 Feet
  - b) Multiple family dwelling, other permitted uses:
    - I) One story, and one and one-half stories
      - a. Total Side Yard – 20 feet
      - b. Minimum on One Side – 8 feet
    - II) Two story, and two and one-half stories
      - a. Total Side Yard – 22 feet
      - b. Minimum on One Side – 9 feet
    - III) Three stories and more up to forty-five (45) feet
      - a. Total Side Yard – 24 feet
      - b. Minimum on One Side – 10 feet
  - c) Other permitted uses – none, except where adjoining an “R” District, then the same as multiple family dwelling
3. Rear Yard
  - a) Residential – 35 feet, plus one (1) foot for each two (2) feet above thirty-five (35) feet of building height
  - b) Other permitted uses – 10 feet, except where adjoining an “R” District, then the same as residential

### **10.080 Height Regulations**

Except as otherwise provided in Article 21 of this Ordinance, no building shall exceed forty-five (45) feet in height.

### **10.090 Parking Requirements**

See Article 18.

### **10.100 Sign Regulations**

See Article 17.

### **10.110 Landscape Requirements**

1. Six (6) foot high opaque screen or screen planting installed and maintained when a parking lot or vehicle storage area abuts an “R” District. The Planning and Zoning Commission shall have the authority to reduce the height of the screen to four (4) feet.
  - a) Exception: When adjacent use is non-residential or when adjacent use is for parking; or any required front yard.
2. The opaque screen or screen planting on corner lots shall not hinder the vision of motorists approaching a street intersection, but shall be reduced at the discretion of the Planning and Zoning Commission.

### **10.120 Lighting Requirements**

1. All lighting used to illuminate off-street parking areas shall be so shielded or otherwise optically controlled so as to provide glare-less illumination in such a manner as not to create a nuisance on adjacent “R” Districts.

### **10.130 Site Plan Requirements**

See Article 15.

### **10.140 Supplemental Development Standards**

See Article 19.

### **10.150 Exceptions and Modifications**

See Article 21.