

Sec. 106-95. C-2 commercial district-highway.

- (a) *Intent.* The C-2 commercial district-highway is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the need of such traffic.
- (b) *Permitted uses.* Permitted uses in the C-2 district are as follows:
 - (1) Any use permitted in the C-1 downtown commercial district.
 - (2) Automotive, marine and aircraft sales and service.
 - (3) Banks, savings and loan, and other financial institutions, including drive-in facilities.
 - (4) Bowling alleys.
 - (5) Building supply stores, excluding lumberyards.
 - (6) Commercial day care centers.
 - (7) Convenience foodstores.
 - (8) Equipment rental facilities.
 - (9) Indoor tennis and racquetball courts and physical fitness centers.
 - (10) Garden centers.
 - (11) Gasoline service stations, provided that all service islands and pumps shall meet the setback and yard requirements.
 - (12) Hotels and motels.
 - (13) Restaurants, including drive-in restaurants.
- (c) *Permitted accessory uses.* Permitted accessory uses in the C-2 district are as follows:
 - (1) Garages used for storage of vehicles used in conjunction with the operation of the business.
 - (2) Off-street parking and loading areas.
 - (3) Satellite dish antennas less than 30 inches in diameter shall be allowed anywhere except in any front yard of any lot.
 - (4) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the city plan commission.
- (d) *Conditional uses.* For conditional uses in the C-2 district see sections 106-122, 106-124, 106-125, 106-126 and 106-129.
- (e) *Lot area and width.* Lots in the C-2 district shall have a minimum area of 20,000 square feet and shall be not less than 90 feet in width.

- (f) *Building height and area.* No principal building or parts of a principal building in the C-2 district shall exceed 45 feet in height. No accessory building shall exceed 15 feet in height.
- (g) *Setback and yards.*
 - (1) There shall be a minimum building setback of 25 feet from the right-of-way of all streets in the C-2 district.
 - (2) There shall be a side yard on each side of all buildings of not less than 20 feet in the C-2 district.
 - (3) There shall be a rear yard of not less than 25 feet in the C-2 district.
- (h) *Erosion control.*
 - (1) Topsoil removal and the sale of topsoil removed from a parcel is a conditional use in all districts except the CD conservancy district. The plan commission shall require the use of adequate soil erosion control measures to prevent pollution of surface waters caused by runoff.
 - (2) See article XII of this chapter for additional provisions about erosion control.
- (i) *Plans and specifications to be submitted to the plan commission.* To encourage a business environment that is compatible with the residential character of the city, building permits for permitted uses in the C-2 commercial highway district shall not be issued without review and approval of the city plan commission in accordance with the guidelines set forth in sections 1003--1007 [106-242--106-246]. Such review and approval shall be concerned with general layout, building plans, ingress, egress, parking, landscaping and open space utilization.

(Ord. No. OR98-24, § I(106.0412), 10-26-1998)