

14-408. C-2, Highway Business District. The intent of the C-2, Highway Business District is to provide areas in the city for compatible commercial activities that require high visibility and accessibility to serve both area residents and travelers. Such areas should be located along collector and arterial streets for maximum visibility and accessibility.

- (1) Permitted Uses and Structures. General retail; tourist retail; restaurants; refreshment stands; overnight lodging; personal and professional services; furniture sales; equipment rental and sales; automobile, motorcycle, agricultural implement, truck, and marine rental, sales, and service; medical and veterinary clinics; offices; bed and breakfast homestays and bed and breakfast inns in accordance with Section 14-614, self-storage; grocery stores; convenience stores; light manufacturing in accordance with the requirements of the M-1 district; and any use determined by the board of zoning appeals to be similar to a permitted use and within the intent of the zoning district.
- (2) Uses and Structures Permitted on Review by the Board of Zoning Appeals.
 - (a) Travel trailer parks subject to Section 14-610 of this code, and any business or service which, in the opinion of the Board of Zoning Appeals, is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the Board of Zoning Appeals may specify to preserve the character of the area.
 - (b) The Board of Zoning Appeals may approve for location in the C-2, Highway Business District, light manufacturing activities, provided that such activities

comply with the requirements established for the M-1, Light Manufacturing District and providing a use and design plan has been approved and recommended by the planning commission.

- (3) Prohibited Uses and Structures. Any use not expressly permitted unless the Board of Zoning Appeals determines the use to be similar to a permitted use and within the intent of the zoning district.
- (4) Lot Size, Building Setbacks, Density, and Other Requirements
 - (a) Minimum Lot Size. 7,500 square feet in area.
 - (b) Lot width at building setback line: 100 feet, travel trailer parks – 150 feet.
 - (c) Front yard building setback: 35 feet.
 - (d) Rear yard building setback: 20 feet.
 - (e) Side yard building setback: 10 feet. However, commercial buildings may be built next to a common lot line by common consent, if the lot line walls have a two-hour fire resistance rating. Evidence of common consent must be filed in writing with the building inspector upon application for a building permit. Travel trailer parks shall have side yard building setbacks of fifty (50) feet. Principal and accessory building shall also be twenty (20) feet from each other.
 - (f) Building setbacks for lots with more than one road frontage: 35 feet from each road right-of-way.
 - (g) Structure heights shall not exceed thirty-five (35) feet or three stories.