

CHAPTER 11

C-2 HIGHWAY COMMERCIAL DISTRICT

A. Statement of Intent: The C-2 Highway Commercial District is intended to accommodate commercial development which primarily serves the traveling public. This district is also intended to accommodate certain other commercial uses which ordinarily requires access to a major street or highway. Land rezoned to C-2 shall be located on adequately constructed County/State roads capable of handling the increased traffic load.

B. PERMITTED PRINCIPAL USES & STRUCTURES	REQUIRED PARKING
1. All uses and structures may be required to have a loading space.	1 space for each 10,000 feet of floor or fraction thereof. See Chapter 14.
2. Automotive, truck, farm implement or mobile home display sales, service or repair.	1 space for every 300 square feet of sales, office floor space.
3. Motorcycle, boat and recreation vehicle display sales, service or repair.	Same as 2.
4. Animal hospitals, kennels and veterinarians' office.	Same as 2.
5. Drive-in banks.	3 spaces plus storage for 3 vehicles outside teller lane.
6. Retail/Wholesale shopping malls.	5 spaces per 100 square feet
7. Motels.	1 space per unit plus two (2) additional spaces.
8. Bait shops.	1 space per 100 square feet of floor area.
9. Plant nurseries & garden centers.	Same as 8.
10. Antique shop.	Same as 8.
11. Restaurants, nightclubs & taverns.	Same as 8.
12. Drive-in restaurant and refreshment stands.	5 spaces per 100 square feet of floor area.
13. Recreational & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls.	Bowling - 5 spaces per lane, Miniature Golf - 3 spaces per green; other - 1 space per 100 square feet of floor area.
14. Contractors' offices only where no fabrication is done on the premises and where all storage of equipment and materials is completely enclosed in a building.	1 space for each employee plus 1 space for each company vehicle.
15. Lumber yards and building material sales and distribution.	5 spaces plus 1 space for each employee on the site plus 1 space for each company vehicle.
16. Office condominium.	3 spaces per unit.

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| 17. Storage facility as provided in Chapter 2, Number 97.                           | Adequate parking & driveway areas shall be provided around the building's perimeter, see Chapter 3. |
| 18. Sexual Activity Establishment, as provided in Section G., Special Requirements. | Same as 8.  |
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C. Permitted Accessory Uses and Structures:

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Storage warehouses in conjunction with the permitted principal uses or structures of this district.
3. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
4. Home occupation and home industry in existing dwellings as provided in Chapter 15.

D. Special Exception Uses and Structures: Subject to Chapter 17, Section 17.18(2), and the requirements contained herein, the Board of Adjustment may permit the following:

1. Railroads, sewer, water and other utilities but not including equipment storage or maintenance yards, provided that any substation or building shall meet the front and rear yard requirements for this district and shall provide side yards of not less than 25 feet, and that 2 off-street parking spaces per substation or 1 per employee at the site be provided.
2. Communications stations and towers provided that they are not closer to a dwelling or place of public assembly than a distance equal to one-half their height, that they will not interfere with the operation of any airport or landing strip, and that 1 off-street space for each company vehicle be provided.
3. Commercially operated campgrounds or tourist camps on sites of not less than 5 acres provided that no campsite shall be located within 50 feet of a Residential District and that water and sewer disposal facilities shall be approved by County Health Department and Iowa Department of Natural Resources.

E. MINIMUM LOT AREA & WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
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1. See Special Requirements.	Front.....50 feet Side.....20 feet Rear.....40 feet Street Side, Corner Lot...50 feet  All required front & side yards shall be open lawn or landscaped areas.	2 1/2 stories or 35 feet.       Height shall not interfere with airborne traffic as established by Federal, State and Local Regulations.
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F. Permitted Signs:

1. Temporary signs advertising the sale or lease of the premises not to exceed 24 square feet in area.

2. Trade, business or industry identification signs for the business located on the site provided that:
  - a. One free standing sign per business not to exceed 100 square feet in area or 25 feet in height.
  - b. Advertising signs pertaining to goods or services available on the premises.
  - c. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the building face on which they are located or 200 square feet, whichever is smaller.
  - d. The total combined area of all signs shall not exceed 200 square feet per business or more than 2 square feet of sign area for every lineal foot of lot frontage, whichever is smaller.
3. Billboards and advertising signs provided that:
  - a. They are not within 300 feet of a residence, school, park, cemetery or public or semi-public building.
  - b. They are not within 500 feet of another billboard or advertising sign.
  - c. No billboard or advertising sign shall exceed 672 square feet of total surface area plus extensions of up to a maximum of 153 square feet "cut out area". The maximum height of the billboard, including extensions, is 45 feet.
  - d. Iowa Department of Transportation (IDOT) Approval: Any proposed sign or billboard along a State or Federal highway must be approved by IDOT, along with compliance with the regulations of the Zoning Ordinance.
4. No sign or billboard shall be located in, overhang or project into a required yard.
5. All signs shall be maintained in a neat, safe, presentable condition, and in the event their use shall cease, they shall be promptly removed.

G. Special Requirements:

1. Lot size shall be determined by the completion of a percolation test by a licensed engineer or County Health Department with their recommendation as to lot size to adequately serve sanitary sewer and water systems, but at no time shall the lot size be less than one (1) acre in area.
2. All water supply and sewage disposal facilities shall be approved by the County Health Department and/or Iowa Department of Natural Resources; proof of such approval shall be provided to the Zoning Administrator prior to the issuance of a permit for any use in this district.
3. Sexual Activity Establishment
  - a. Location: These uses shall not be located within one thousand (1000) feet of each other; not within one thousand (1000) feet of any public or parochial school, licensed day care facility, church, public park or residential district; not within five hundred (500) feet of an existing dwelling.
  - b. Restrictions: Sexual activity establishments shall not allow touching as defined in specified sexual activities between employees and between employees and patrons. All building openings, entries, windows, etc., for any of the above uses, shall be located, covered, or screened in such a manner to prevent a view into the interior from any public or semi-public areas and such display shall be considered as signs. Any of the above activities which do not conform to the provisions set forth in this subparagraph shall be considered in violation of the Zoning Ordinance.
4. See General District Regulations (Chapter 3).