

C-1 HIGHWAY COMMERCIAL DISTRICT

STATEMENT OF INTENT

The Highway Commercial District is intended to provide areas for commercial development that primarily serve the traveling public. This district is also intended to accommodate certain other commercial uses that ordinarily require access to a major street or highway.

PERMITTED PRINCIPAL USES AND STRUCTURES REQUIRED PARKING

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| 1. Automotive, truck, farm implement or mobile home sales, service, or repair. | 1 space for every 300 square feet of floor space |
| 2. Motorcycle, boat, and recreation vehicle sales, service or repair | |
| 3. Rental storage units | |
| 4. Retail automotive fuel sales | 4 spaces plus storage for 4 other vehicles in each service lane |
| 5. Drive-in banks | 3 spaces plus storage for 3 vehicles outside each teller lane |
| 6. Hotels and motels | 1 space per unit |
| 7. Plant nurseries and garden centers | 1 space for every 100 square foot of floor area |
| 8. Antique shops, art galleries and studios, bait shops, fishing and camping supply shops, convenience stores & liquor stores | |
| 9. Restaurants & nightclubs | |
| 10. Drive-in restaurants & refreshment areas | 5 spaces for every 100 square foot of floor area |
| 11. Recreational & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance hall | Bowling: 5 spaces per lane
Miniature golf: 3 spaces per green; other: 1 space per 100 sq. ft. of floor area |
| 12. Drive-in theaters | Storage lanes outside ticket booth to accommodate 10% of theater |
| 13. Building material sales & distribution | 5 spaces plus 1 space for each employee on the site plus 1 space for each company vehicle |
| 14. Tourism welcome centers and information booths | |

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. Dwelling units in a commercial structure provided that an open yard of at least 2,400 square feet is reserved and maintained for each dwelling unit and that 2 off-street parking spaces per unit be provided.

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15(2) of the requirements contained herein, the Board of Adjustment may permit the following:

1. Railroads and public 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 approved.
2. Commercial communications stations and towers provided that they are not closer to a dwelling, place of public assembly, or the boundary of the parcel owned or leased for the purpose a distance equal to the height of the tower; that they will not interfere with the operation of any airport or landing strip; and that base screening and camouflage techniques are used unless prohibited by F.A.A. regulations.

The applicant shall show that their site has a relatively low esthetic impact compared to other locations within the area of technical feasibility for the service being provided. No Construction Compliance Certificate shall be issued until evidence is provided that a communication service provider has contracted for space on the tower and that proper access has been approved from the public road system. The Zoning Administrator shall provide direct notification to all landowners within one-half mile of the site.

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 sewage disposal facilities shall be approved by County and State Health Departments.
4. Addition of accessory structures to principal structures devoted to legal non-conforming uses.

MAXIMUM YARD AREA	MINIMUM YARD AND WIDTH	REQUIREMENTS	MAXIMUM HEIGHT
None, except as may be required	Front	30 feet	2 and one-half stories

by the County Health Department
to provide Sewage

Rear 25 feet or 35 feet
Side 20 feet
Street side,
Corner lot is 30 feet

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises not to exceed 16 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 exceeding 25 feet in height and 100 square feet per face;
 - B. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of the building in which they are located, or 100 square feet, whichever is smaller;
 - C. The total combined area of all signs shall not exceed 200 square feet per business or more than 1 square foot of sign area for every lineal foot of lot frontage, whichever is greater.
3. No sign shall be located in, overhang, or projected into a required side or rear yard, but permitted signs may be placed in a required front yard.
4. All signs shall be maintained in a neat, safe, and presentable condition, and in the event their use shall cease, they shall be promptly removed.
5. Billboards and advertising signs provided that:
 - A. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi-public building.
 - B. They are not within 300 feet of another billboard or advertising sign facing the same direction.
 - C. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height.

SPECIAL REQUIREMENTS

1. Overhead or area light fixtures shall be located and focused so as to avoid casting direct light upon any adjacent residential property.
2. Prior to the issuance of a certificate for any use in this district, the applicant shall submit plans for water supply and sewage disposal including anticipated water usage, and shall provide satisfactory evidence to the Administrative Officer that such facilities, including sewage lagoons, where needed, are adequate for the proposed development.. Water supply and sewage disposal facilities shall be approved by the County and State Health Departments where required.