

ARTICLE 7: "C-2" HIGHWAY COMMERCIAL DISTRICT

2-7.1. INTENT

The intent of this district is to provide commercial locations for uses which serve as a convenience to the traveler or require a location on a highway or arterial in order to have an efficient operation. It is further intended that the uses be of a single purpose character and not be of a nature in which people walk from store-to-store as in a nucleated center. Screening and off-street parking are required in order to reduce possible adverse effects on surrounding residential areas.

2-7.2. PERMITTED USES

In District "C-2" no building, structure, land, or premises shall be used and no building or structure shall be hereafter erected, constructed, reconstructed, moved, or altered, except for one or more of the following uses:

- A. Agricultural implement/irrigation sales and service.
- B. Animal hospitals or clinics when all facilities are within an enclosed building.
- C. Automobile and truck sales and service.
- D. Automotive parts and accessory stores.
- E. Boat sales, service and rental.
- F. Bowling alleys.
- G. Butcher, custom kill.
- H. Car washes.
- I. Child care center.
- J. Churches and places of worship.
- K. Construction equipment rental and sales.
- L. Cultural/Convention centers.
- M. Dry-cleaning and laundry establishments.
- N. Fire stations.
- O. Grocery stores.
- P. Hotels and motels including accessory service uses, such as news-stands, messenger and telegraph stations, swimming pools (for motel guests only), and flower and gift shops.
- Q. Indoor skating rinks.
- R. Lumber and building materials sales yards.
- S. Medical Office.
- T. Mini-warehouse.
- U. Mobile home and trailer sales and rental, but not including the use of a mobile home as a residence.
- V. Mortuaries.
- W. Motorcycle sales, service, and rentals.
- X. Museums.
- Y. Nursery and garden stores.
- Z. Offices, professional and medical.
- AA. Package liquor stores.
- BB. Private clubs and lodges.

- CC. Public utilities or other municipal needs.
- DD. Retail.
- EE. Restaurants including drive-ins.
- FF. Self-service laundries and dry-cleaning establishments.
- GG. Service stations, auto-body shops, or filling stations.
- HH. Short-term lodging.
- II. Sporting goods stores.
- JJ. Storage buildings for personal or rental unit use, used only specifically for storage.
- KK. Taverns.
- LL. Accessory buildings and uses customarily incidental to the above uses.

2-7.3. CONDITIONAL USES

The following conditional uses may be permitted subject to approval procedures outlined these regulations.

- A. Campground, RV Park, camper pads, and associated uses.
- B. Commercial recreation center.
- C. Communication Towers.
- D. Electric and telephone substations, regulator stations and other similar utility uses on or above the surface of the ground.
- E. Meteorological Towers.
- F. Non-Commercial Wind Energy Systems.
- G. Restricted (Adult Entertainment) Businesses.
- H. Telephone exchanges, electric substations, or other similar public utilities. Outdoor amusement establishments such as amusement parks, permanent carnival and kiddie parks, miniature golf and pitch and putt courses, driving ranges and other similar establishments.

2-7.4. SITE DEVELOPMENT REGULATIONS

REGULATOR	USES PERMITTED
Minimum Lot Area (sq. ft.)	10,000
Minimum Lot Width (feet)	100
Minimum Yards (feet)	
Front Yard	25
Side Yard	10
Side Yard Adjacent to Residential District	25
Street Side Yard	25
Rear Yard	20
Maximum Height (feet)	45
Maximum Building Coverage	60%

2-7.5. USE LIMITATIONS.

- A. Commercial Wind Energy Systems are not permitted in the “C-2” zoning district.
- B. Gasoline pumps, air and water services and other fixtures used in connection with automobile service stations may be located within the front yard but not less than 12 feet from the front lot-line and in any event, not less than 40 feet from the centerline of any street or road on which the service station abuts.
- C. No structure shall be used for residential purposes except by the owner or operator of the business located on the premises and except that accommodations may be offered to transient public by motels and hotels.
- D. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.
- E. No outdoor storage shall be permitted except for the display of merchandise for sale to the public.
- F. All business establishments shall be retail or service establishments dealing directly with consumers.
- G. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential district.
- H. No meat packing plants shall be permitted.
- I. A bufferyard consisting of a solid or semisolid fence, hedge, or wall at least six (6) feet, but not more than eight (8) feet high and having a density of not less than seventy percent (70%) per square foot shall be provided adjacent to any adjoining residential district unless the adjacent residential district and the commercial development are separated by a street right-of-way. Said fence or wall shall be maintained in good condition by the owner and owners of the property.

2-7.6. SIGNAGE

- A. Computation of Area of Individual Signs. The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, bracing, or decorative fence or wall when such fence or wall otherwise meets zoning regulations and is clearly identical to the display itself.
- B. Computation of Height of Signs. The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the lot, parcel, or tract of land, whichever is lower. When a sign is placed on a berm, the height of the sign shall include the height of the berm above grade level at the base of the berm.

- C. Permitted Signage. Permitted signs and the maximum number of signs allowed per lot and the maximum surface area and maximum height of each signage type for the Highway Commercial District as outlined in the table below. Signs meeting the definition of “Abandoned Sign” must be removed at the expense of the owner.

TYPE OF SIGNAGE	P/NP/T	MAX. SURFACE AREA (sq. ft.)	MAXIMUM HEIGHT (ft.)	MAXIMUM NUMBER
Animated	P	200	45	1
Announcement	P	32	4	1
Architectural Canopy	P	250	45	1 ¹
Banner	P	32	8	3
Changeable Copy	P	32	10	2
Destination	P	16	8	1
Electronic Message Board	P	100	20	1
Flashing	NP	-	-	-
Freestanding	T	32	4	1
Ground	P	32 ²	10	1
Illuminated	P	<i>(reference corresponding type of signage)</i>		
Marquee	P	350	45	1
Nameplate	P	2	-	1
Off-Premises (Billboard)	NP	-	-	-
On-Premises (Billboard)	P	320	30	1
Pennant	P	32	-	-
Pole	P	100 ³	40	1
Portable	P	16	45	1
Projecting	P	32	4	1
Roof	P	250	45	1
Roof-Integrated	P	250	45	1
Subdivision	P	100	10	1
Suspended	P	20	10	1
Temporary	P	<i>(reference corresponding type of signage)</i>		
Wall	P	200 ⁴	45	1
Window	P	200 ⁴	15	1
P = Permitted		NP = Not Permitted	T = Temporary	

¹ One Canopy per window – canopy shall meet all minimum height requirements for accessibility.

² Ground signs may be increased from 32 square feet in area to 75 square feet in area when all uses/storefronts within a development are included on one sign for every use/storefront.

³ Pole signs may be increased from 100 square feet in area to 150 square feet in area when all uses/storefronts within a development are included on one sign for every use/storefront.

⁴ Wall/Window signs shall not exceed 10 percent of the total wall area.

D. Signs, Special Conditions.

1. **Billboard Signs.** Billboards, signboards, and other similar signs shall be subject to the same height and location requirements as other structures within the district and shall also be subject to the following conditions and restrictions.
 - a. No billboard, signboard, or similar advertising signs shall be located at intersections so as to obstruct vision, hearing, or interfere with pedestrian or vehicular safety.
 - b. No billboard, signboard, or similar advertising signs shall be located within 50 feet of any lot in a residential district.
 - c. No billboard, signboard, or similar advertising signs shall be so constructed or located where it will unreasonably interfere with the use and enjoyment of adjoining property.
2. **Hanging Signs.** Signs hung from canopies and awnings shall maintain 80-inches of clear space, as measured from the bottom edge of the sign to the grade below.
3. **Temporary Signs.** Temporary signs may be for a continual period. Said temporary signs shall not be in place for more than four days prior to the event and shall be removed within 36 hours of the conclusion of said event.
4. **Signs on Public Property.** Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be forfeited to the public and subject to confiscation. In addition, to other remedies hereunder, the Village shall have the right to recover from the owner or person placing such a sign the full costs of removal and disposal of such sign.
5. **Signs Exempt from Regulation.** The following signs shall be exempt from regulation under this ordinance, except no sign in this provision shall create an obstruction to vision, of this Ordinance and/or a collision hazard to the public:
 - a. Any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance;
 - b. Any religious symbol;
 - c. Construction signs on the construction site, visible from the public right-of-way, is removed at, or prior to, the end of the construction period;
 - d. Any sign identifying a public facility or public/civic event;
 - e. Any sign inside a building, not attached to a window or door, that is not legible from a distance of more than three feet beyond the lot line of the zone lot or parcel on which such sign is located
 - f. Holiday lights and decorations with no commercial message;
 - g. Traffic control signs on private property, such as Stop, Yield, and similar signs, the face of which meets the Manual on Uniform Traffic Control Devices standards and which contain no commercial message of any sort; and
 - h. A political sign exhibited in a residential zone in conjunction with the election of political candidates. Such signs may not exceed six square feet in any zone. Only four political signs shall be allowed per zone lot at any one time. All such political signs shall not be erected more than 30 days before the election and shall be removed no later than 10 days after the election. Political signs shall not create an obstruction within the R.O.W.