ARTICLE 5

ZONING DISTRICT REGULATIONS

SECTION 503. "C-2" HIGHWAY COMMERCIAL DISTRICT

A. INTENT: The C-2 Highway Commercial District is intended for the purpose of

servicing highway travelers and providing limited commercial services. Off-street

parking is required in order to reduce possible adverse effects on adjacent

properties.

B. PERMITTED USES: The following shall be permitted as uses by right:

1. Automobile sales;

2. Automobile wash facilities;

3. Churches and other religious institutions;

4. Construction sales and services;

5. Commercial operations and businesses, intended for the purpose of servicing

travel and recreational users;

6. Commercial recreational facilities (bowling alleys, miniature golf courses and

similar uses);

7. Convenience store or filling station;

8. Detached banking facilities (ATM);

9. Electric and telephone substations;

10. Farm implement sales and services;

11. Garden centers and nurseries;

12. Irrigation equipment sales and services;

13. Mini storage facilities;

14. Mobile homes sales;

15. Motels, including accessory service uses, such as swimming pools, liquor

stores and restaurants;

16. Restaurants and cafes;

17. Service stations;

18. Stores or shops for sale of goods at retail;

19. Transportation warehousing; \

20. Trucks and freight terminals;

21. Utilities, including shops and offices; and

22. Medical clinics.

C. PERMITTED ACCESSORY USES: The following accessory uses and structures

shall be permitted:

1. Accessory uses and structures normally appurtenant to the permitted uses

and structures and to uses and structures permitted as special uses.

D. CONDITIONAL USES: A building or premises may be used for the following

purposes in the C-2 Highway Commercial District if a conditional use permit for

such use has been obtained in accordance with Section 1105 of these Regulations.

1. Alternative energy systems utilizing Biomass, Geothermal, Hydropower,

Solar and/or Wind sources in conformance with “Net Metering” as per

Nebraska State Statutes 70-2001 to 70-2005 (August 30, 2009, as amended).

Individual or “Small Wind Energy Conversion Systems (SWECS) shall also

be in conformance with the provisions of Section 616 of these Regulations.

(Amended Ord. “A”, 2011)

2. Private clubs and lodges;

3. Facilities for the commercial storage or sale of fertilizer or toxic or flammable

agriculture chemicals;

4. Radio studios, transmitters and antenna; and

5. Recycling centers, both public and private; and

6. Single family homes.

E. SCREENING REQUIREMENTS:

1. All business, service, repair, processing, storage or merchandise display on

property abutting or facing a lot within a residential District shall be

conducted wholly within an enclosed building unless screened from the

residential District by a sight-obscuring barrier permanently maintained at

least six (6) feet in height.

2. A solid or semi-solid fence, hedge or wall at least six (6) feet, but not more

than eight (8) feet in height and having a density of not less than seventy (70)

percent per square foot, shall be provided adjacent to an adjoining residential

District unless the adjacent residential District and the Commercial District

are separated by a street or alley right-of-way. Said fence or wall shall be

maintained in good condition by the owner(s) of the commercial property.

3. Open storage of materials attendant to a permitted use or conditional permit

use shall be permitted only within an area surrounded or screened by a solid

wall or fence.

F. PROHIBITED USES:

1. All other uses and structures which are not specifically permitted or

permissible as special uses shall be prohibited from the C-2 Highway

Commercial District.

G. HEIGHT AND AREAS REGULATIONS: The maximum height and minimum

area regulations shall be as follows:

a. General Requirements:

Required Lot Area Lot Front Side Rear

(Sq. Ft.) Width Yard Height

Permitted 7,500 50' 25' 7' 20' 35'Uses

H. PARKING REGULATIONS: Parking within the C-2 Highway Commercial District

shall be in conformance with the provisions of Article 7 of these Regulations.

I. FENCE REGULATIONS: Fences within the C-2 Highway Commercial District

shall be in conformance with the provisions of Section 610 of this Ordinance.

J. SIGN REGULATIONS: Signs within the C-2 Highway Commercial District shall

be in conformance with the provisions of Article 8 of this Ordinance.