

165.09 HIGHWAY COMMERCIAL DISTRICT. The regulations set forth in this section, or as set forth in this Zoning Ordinance when referred to in this section, are the regulations in the Commercial (C-2) District. The intent of the Commercial District is to establish the location of areas best suited to the needs of highway-related businesses whose primary function is catering to traffic generated by the adjacent roadway. These uses are characterized by the need for larger lot sizes and the need to supply their own off-street parking. A building or premises in said district shall be used for the following purposes.

1. Principal Uses Permitted. Only the following principal uses and structures shall be permitted in the C-2 District:

- A. Academy for riding, dancing, etc.
- B. Auditorium, exhibition hall, club.
- C. Automobile service station. *(Ord. 534 – Aug. 11 Supp.)*
- D. Automobile sales and service.
- E. Bowling alley.
- F. Car wash.
- G. Carpentry shop.
- H. Commercial nurseries and greenhouses.
- I. Commercial recreation or amusement.
- J. Day nursery or nursery school.
- K. Discount department store.
- L. Drive-in establishment.
- M. Dry cleaning and coin operated laundry.
- N. Eating and drinking establishments.
- O. Furniture and appliance stores.
- P. Garden supplies stores.
- Q. Gasoline service station or convenience store. *(Ord. 534 – Aug. 11 Supp.)*
- R. Hay, grain, feed, seed, retail.
- S. Lumber and building materials.
- T. Mobile homes and recreational vehicle sales.
- U. Motels and motor lodges.
- V. Private clubs and fraternal organizations.
- W. Private parking lots.
- X. Professional office.
- Y. Publicly owned buildings.
- Z. Retail pet shop and veterinarian.
- AA. Sign painting or manufacture.

- BB. Supermarkets, grocery store.
 - CC. (Repealed by Ord. 534 – Aug. 11 Supp.)
 - DD. Wood working shop.
 - EE. (Repealed by Ord. 534 – Aug. 11 Supp.)
 - FF. The manufacturing and distribution of beer and liquor.
(Ord. 587 – Jan. 19 Supp.)
2. Permitted Accessory Uses and Structures. The following accessory uses and structures shall be permitted.
- A. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
 - B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work;
 - C. Essential services.
3. Special Exception Uses and Structures. The following uses and structures may be permitted in the C-2 District subject to provisions of Sections 165.16 and 165.20 of this chapter and with the approval of the Board of Adjustment.
- A. Auto Body Repair shop, provided that all repair work shall be completed within an enclosed building and all storage of damaged vehicles and body parts shall occur within a building or screened from view within a fence or wall enclosure.
 - B. Underground storage of flammable liquids, not to exceed 25,000 gallons and provided it is located at least 200 feet from any “R” District. Above ground storage of flammable liquids shall be in accordance with current regulation of the State Fire Marshal and any applicable requirements of the Clarion Fire Department.
 - C. Adult entertainment businesses.
(Paragraphs A, B, C - Ord. 534 – Aug. 11 Supp.)
4. Bulk Regulations. The following minimum requirements shall be observed subject to modifications contained in Section 165.11:
- A. Lot Area: The minimum lot area shall be 10,000 square feet.
 - B. Lot Width: The minimum lot width shall be 100 feet.
 - C. Front Yard: The minimum front yard shall be 25 feet.
 - D. Side Yard: No minimum side yard shall be required, except when adjoining an “R” District, in which case 8 feet shall be provided.
 - E. Rear Yard: No minimum rear yard is required except when adjoining an “R” District in which case a rear yard of 15 feet shall be provided.
 - F. Maximum Height: No building shall exceed a height of 2½ stories or 35 feet unless otherwise provided.

5. Off-Street Parking. Off-street parking shall be provided in accordance with the provisions of Section 165.12.
6. Off-Street Loading. Off-street loading shall be provided in accordance with the provisions of Section 165.13.
7. Signs. Signs are permitted subject to the provisions of Section 165.14.

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