

ARTICLE 11.00

C-2 COMMERCIAL INTERCHANGE ZONE

11.01 PURPOSE

The Commercial Interchange Zone is intended to provide for the location of needed highway service, commercial facilities at the interchanges on controlled access highways. In providing for the location of commercial highway services, it is essential that the principal function of the interchange - the carrying of traffic to and from the freeway in a safe and expeditious manner - be preserved. The intent of this ordinance is to promote the public welfare and safety by encouraging orderly and compatible development of the C-2 Zone. The natural assets and scenic values of Union County are not to be lost to the traveler, the resident of the County or the owners of property within the C-2 Zone, merely because it is a commercial area.

11.02 USES PERMITTED OUTRIGHT

In the C-2 Zone only the following use and its accessory use is permitted outright:

1. Agriculture as authorized in the R-1 Zone.

11.03 CONDITIONAL USES PERMITTED

In the C-2 Zone the following uses and their accessory uses may be permitted, subject to the provisions of Article 21.00.

1. Hotel and motel.
2. Restaurant.
3. Truck and automobile service station.
4. Trailer, pick-up camper or motor home park.
5. Commercial amusement establishment or recreational use.
6. Repair garage, if all operations are conducted entirely within a completely enclosed building. Where a repair garage is located on a lot which does not abut an alley and is

within fifty feet of a lot in any residential district, the garage wall, which parallels the nearest line of such district, shall have no openings other than stationary windows.

7. Tire sales and service, provided repairing service is conducted wholly within a building.
8. Gift shop.
9. Park, playground or community building.
10. Laundry agency, self-service laundry.
11. Off-premise advertising.
12. Boarding of dogs for profit.
13. Grocery stores.
14. Other uses per criteria in Section 21.06 2.

11.04 DIMENSION STANDARDS

In the C-2 Zone yards shall be maintained as follows:

1. There shall be a front yard of at least 30 feet.
2. There shall be no side yard setback, except at least 20 feet when adjacent to a Residential Zone, or on the street side of a corner lot.
3. There shall be no rear yard setback, except at least 20 feet when adjacent to a Residential Zone.
4. No building or structure hereafter erected or enlarged shall exceed a height of 45 feet.

11.05 DEVELOPMENT STANDARDS

1. In addition to the above-required yard areas in Section 11.04, at least an additional 2 percent of the gross area of the site shall be maintained with evergreen ground cover, lawn or with other suitable plantings native or adaptive to the area. The landscaped area shall be properly maintained in a sightly and well-kept condition and in such a manner as not to obstruct vision clearance.
2. Signs.
 - A. Sign standards in the C-2 Zone shall be the same as standards in Section 10.04 3.

3. Off-street parking and loading.

The off-street parking and loading requirements contained in Section 20.11 shall apply to buildings and uses in the C-2 Zone.