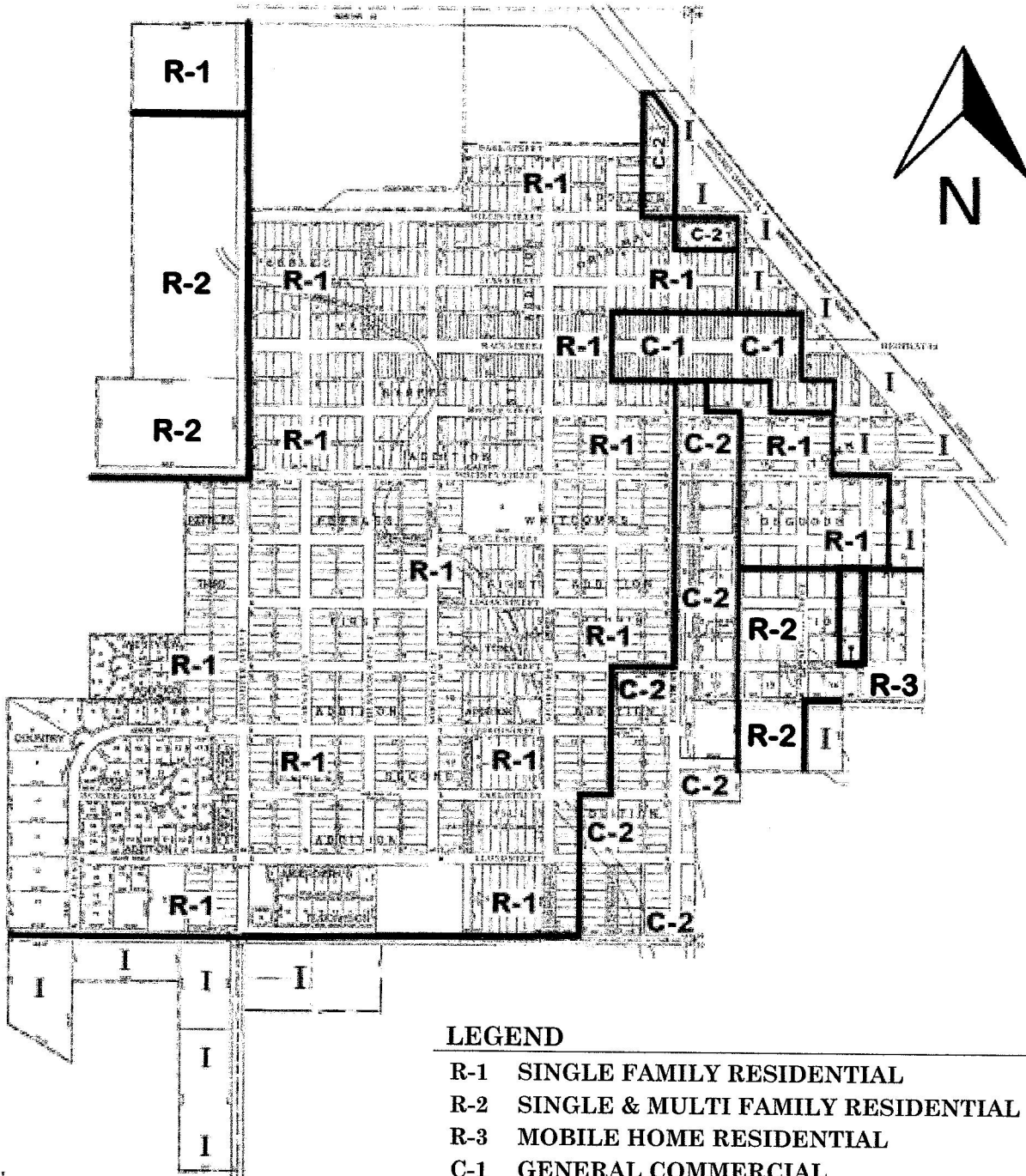


EXISTING ZONING MAP

CORPORATE LIMITS PENDER, NEBRASKA



LEGEND

- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 SINGLE & MULTI FAMILY RESIDENTIAL
- R-3 MOBILE HOME RESIDENTIAL
- C-1 GENERAL COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- I INDUSTRIAL

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5.6 C-2 HIGHWAY COMMERCIAL DISTRICT

5.61 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.

5.62 PERMITTED PRINCIPLE USES AND STRUCTURES: 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. Single family homes;
19. Stores or shops for sale of goods at retail;
20. Transportation warehousing;
21. Trucks and freight terminals;
22. Utilities, including shops and offices; and
23. Medical clinics.

5.63 PERMITTED ACCESSORY USES AND STRUCTURES: 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.

5.64 PERMITTED SPECIAL USES: A building or premises may be used for the following purposes in the C-2 Highway Commercial District if a special use permit for such use has been obtained in accordance with Article 6 of these Regulations.

1. Alternative energy systems to supplement public utility service in conformance with Article 6.5 these Regulations;
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.

5.65 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. Open storage of materials attendant to a permitted use or special permit use shall be permitted only within an area surrounded or screened by a solid wall or fence.

5.66 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.

5.67 HEIGHT AND AREAS REGULATIONS: The maximum height and minimum area regulations shall be as follows:

General Requirements:

	<u>Lot Area</u> (Sq. Ft.)	<u>Lot</u> <u>Width</u>	<u>Required</u> <u>Front</u> <u>Yard</u>	<u>Required</u> <u>Side</u> <u>Yard</u>	<u>Required</u> <u>Rear</u> <u>Yard</u>	<u>Height</u>
Permitted Uses	7,500	50'	25'	7'	20'	35'

5.68 PARKING REGULATIONS: Parking within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 7 of these Regulations.

5.69 FENCE REGULATIONS: Fences within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 8.8 of this Ordinance.

5.610 SIGN REGULATIONS: Signs within the C-2 Highway Commercial District shall be in conformance with the provisions of Article 8.9 of this Ordinance.