

ARTICLE XVI. - "C-3" HIGHWAY COMMERCIAL DISTRICT

Sec. 1. - Intent and purpose of district.

The "C-3" highway commercial district is intended for the purpose of serving highway travelers and providing limited commercial services. Off-street parking and landscaping are required in order to reduce possible adverse effects on adjacent properties.

(Ord. No. 1574, § 1, 7-14-88)

Sec. 2. - District regulations.

In the district "C-3" no building shall be used and no building or structure shall be erected, altered or enlarged, which is arranged, intended or designed for other than one of the uses in section 3 below.

(Ord. No. 1574, § 1, 7-14-88)

Sec. 3. - Use regulations.

The following uses shall be permitted in the district "C-3" highway commercial district:

- (1) Automobile sales and service.
- (2) Car wash establishments.
- (3) Detached banking facilities.
- (4) Electric and telephone substations.
- (5) Farm implement sales and services.
- (6) Irrigation equipment sales and services.
- (7) Liquor stores.
- (8) Mobile home sales.
- (9) Motels, including accessory service uses, such as swimming pools, liquor stores and restaurants.
- (10) Museums.
- (11) Radio studios, transmitters and antennae.
- (12) Restaurants and cafes.
- (13) Service stations.
- (14) "Small animal" veterinarian clinics, in which all animals are contained inside the building, as a closed boarding facility.

- (15) Truck and freight terminals.
- (16) Utilities, including shops and offices.
- (17) A building or premises may be used for the following purposes in the C-3 highway commercial district if a special permit for such use has been obtained in accordance with Article XXVIII of this ordinance.
 - (a) Warehouses or storage houses.
 - (b) Churches and similar places of worship and parish houses.
 - (c) "Small animal" veterinarian clinic in which some or all animals are boarding in outside pens or kennels.
 - (d) Antique stores.
 - (e) Flea markets.
 - (f) Large retail stores designed and managed as a single structure for one primary retail store. Minimum floor area of the structure shall be no less than one hundred and forty thousand (140,000) square feet. Permitted uses, incorporated within the primary large retail store, may be retail and commercial uses, including postal, optometry and ophthalmology, photographic, and pharmaceutical services, or be listed as a permitted use within the "C-3" highway commercial district. Use of spaces in the primary large retail store that are identified as a function of a user other than the primary large retail store must be a permitted use within the "C-3" highway commercial district.
 - (g) Contractor's storage yards and shops.
 - (h) Campgrounds.
 - (i) Shooting ranges to refer to an area or facility designated or operated primarily for the use of firearms or archery and which is operated in compliance with the Nebraska Shooting Range Protection Act, Neb. Rev. Stat. §§ 37-1301 et seq (cum. Supp. 2012). Shooting range excludes shooting preserves or areas used for law enforcement or military training. A shooting range may be located in the "C-3" highway commercial district by special use permit if the range is constructed and operated in accordance with the shooting range performance standards adopted by the Nebraska Game and Parks Commission pursuant to the Act. The city council may prescribe such other conditions for the use of the property as deemed appropriate as provided by Article XXIX, Appendix A, of this Code.
 - (j) The harvest and processing of up to one hundred (100) animals per week, and the processing and packaging of animal product, and retail on-site of such animal products.

(Ord. No. 1574, § 1, 7-14-88; Ord. No. 1727, 6-13-96; Ord. No. 1807, § 1, 4-20-00; Ord. No. 1860, § 1, 5-15-03; Ord. No. 1881, § 1, 1-15-04; Ord. No. 1918, § 1, 11-18-04; Ord. No. 2152, § 1, 1-7-16; Ord. No. 2142, § 2, 1-7-16; Ord. No. 2150, § 1, 4-21-16; Ord. No. 2269, § 1, 9-3-20)

Sec. 4. - Intensity of use regulations.

Every lot shall have an area of fifteen thousand (15,000) square feet and an average width of not less than one hundred fifty (150) feet.

(Ord. No. 1574, § 1, 7-14-88)

Sec. 5. - Height regulations.

No building or structure shall exceed forty-five (45) feet in height.

(Ord. No. 1574, § 1, 7-14-88)

Sec. 6. - Yard regulations.

Yard regulations shall be in conformance with the following provisions and in accordance with Article XXV of this ordinance.

(1) *Front yard:*

- (a) There shall be a front yard having a depth of not less than twenty-five (25) feet.
- (b) Where a lot has double frontage or is a corner lot, a front yard shall be provided on both streets. No accessory buildings or structures shall project beyond the front line of either street.

(2) *Side yard and rear yard:*

- (a) Where a "C-3" zone abuts an "A-L," "R," "R-2," "R-3" or "R-P" district zone a side and/or rear yard of not less than fifteen (15) feet shall be provided.
- (b) Where a lot is located at the intersection of two (2) or more streets there shall be an adjacent street side yard of not less than ten (10) feet.

(Ord. No. 1574, § 1, 7-14-88; Ord. No. 1978, § 1, 1-18-07)

Sec. 7. - Sign regulations.

See Article XIX.

(Ord. No 1574, § 1, 7-14-88; Ord. No. 1727, 6-13-96; Ord. No. 1978, § 1, 1-18-07)

Sec. 8. - Parking regulations.

See Article XX.

(Ord. No. 1574, § 1, 7-14-88; Ord. No. 1727, 6-13-96; Ord. No. 1978, § 1, 1-18-07)

Sec. 9. - Landscaping regulations.

See Article XXI.

(Ord. No. 1574, § 1, 7-14-88; Ord. No. 1727, 6-13-96; Ord. No. 1978, § 1, 1-18-07)

Sec. 10. - Traffic regulations.

See Article XXII.

(Ord. No. 1574, § 1, 7-14-88; Ord. No. 1727, 6-13-96; Ord. No. 1978, § 1, 1-18-07)