

exists.

iv. One free standing or post sign is allowed per lot, referring only to a use or uses conducted on the premises. This type of sign may be erected in any yard abutting a public street, provided:

A. That such sign shall not have a surface area in excess of one hundred fifty (150) square feet on anyone side and not more than two sides of said sign shall be used for advertising purposes.

B. No sign shall be erected that interferes with visibility for either vehicular or pedestrian traffic.

f. The Board of Adjustment may grant a special exception for any sign which in the opinion of the Board will not be detrimental to the C1 zone.

Regulations for special exceptions When granting special exceptions, the Board of Adjustment shall set Lot size, setbacks, signs and other requirements and conditions. The requirements and conditions established by the Board, shall be recorded in the office of the Recorder of Johnson County, and shall be a covenant running with the land.

53.15 C-2 ZONE HIGHWAY COMMERCIAL

1. The areas shown on the zoning map and designated C-2 shall be zoned C-2.

1. Uses. The following uses shall be allowed in any C-2 Zone:

a. All uses permitted in C-1.

b. Hotels and motels.

c. Automotive service establishments, warehouses, repair shops, service stations and other auto or truck oriented uses.

d. Wholesale businesses.

e. Professional Offices.

- f. Those which in the opinion of the Board of Adjustment are of the same general character as those listed above as permitted uses, and which will not be detrimental to the Zone in which they are located.
3. The following regulations shall apply to any structure or building constructed or altered in any C-2 Zone:
- a. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings and parking area, shall cover more than 70% of the area of the lot.
 - b. Minimum off street parking requirements. The following uses shall have the following required parking spaces:
 - i. All uses permitted in the C-1 district: One (1) space per 300 square feet of floor area.
 - ii. Hotels and motels: One (1) space per 500 square feet of floor area.
 - iii. Automobile service establishments, repair shops and service stations: One (1) space per 300 square feet of floor area.
 - iv. Automobile, truck and machinery sales uses, transportation facilities and other similar uses: One (1) space per 800 square feet of floor area.
 - v. Wholesale businesses: One (1) space per 1,000 square feet of floor area for the first 25,000 square feet of floor area and one (1) space for every additional 5,000 square feet of floor area exceeding 25,000.
 - vi. Professional offices: One (1) space per 300 square feet of floor area.
 - vii. The Board of Adjustment may allow fewer parking spaces than required in this zone upon a showing that such an exception will not be detrimental to this zone and will accomplish

the goals of the City's Land Use Plan and be within the spirit of this zoning ordinance.

- c. Yards, courts and open spaces. Lot area should be not less than 6,000 square feet and lot width shall be not less than 60 feet. Every lot in any class C-2 district shall be required to have a front and rear yard with a minimum of 20 feet before any principal structure may be erected, and a side yard on each side with a minimum of 10 feet before any structure may be erected. Accessory uses must meet side yard requirements. Rear yard requirements for an accessory use is a minimum of 10 feet. However, accessory uses may be placed closer to the lot line if the following condition is met:
 - i. For every three (3) feet of height less than the principal building's height, the accessory building may be placed an additional one (1) foot closer to the lot line (both side and rear). Under no circumstance will an accessory use be permitted less than four (4) feet from a lot line.
 - ii. The Board of Adjustment may allow permit front, side, and rear yards less than required in this zone upon a showing that such an exception will not be detrimental to this Zone and will accomplish the goals of the City's Land Use Plan and be within the spirit of this zoning ordinance.
- d. Height restrictions. No principal building shall be higher than 45 feet and no principal building shall be more than three stories tall. No accessory building shall be higher than 35 feet or the principal building on the lot, regardless of the principal building's height.
- e. Sign regulations: An exterior sign is permitted on the street frontage of principal buildings referring only to a use or uses located within such building, and attached or integral thereto, provided that:
 - i. Such signs shall not have an aggregate surface area in excess of 100 square feet of surface area.

- ii. Signs which project out from the building more than eighteen (18) inches must be at least twelve (12) feet above grade and may only project a maximum of six (6) feet.
- iii. No sign shall project more than four (4) feet above the roof line or parapet where one exists.
- iv. One free standing or post sign is allowed per lot, referring only to a use or uses conducted on the premises. This type of sign may be erected in any yard abutting a public street, provided:
 - A. That such sign shall not have a surface area in excess of one hundred fifty (150) square feet on anyone side and not more than two sides of said sign shall be used for advertising purposes.
- v. No sign shall be erected that interferes with visibility for either vehicular or pedestrian traffic.

53.16 I ZONE INDUSTRIAL

- 1. The areas shown on the zoning map and designated I shall be zoned I Industrial.
- 2. Permitted uses. All lawful uses not permitted in any other class or district shall be permitted in any Zone zoned I.
- 3. Prohibited uses. All uses of land, buildings and structures or industrial processes that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibrations, or similar substances or conditions and uses that have been declared a nuisance in any court of record are prohibited in any district zoned I.
- 4. Regulations. Lot size, setbacks, off street parking, signs and other requirements and conditions shall be set by the Board of Adjustment in such numbers that will accomplish the goals of the City's Land Use Plan and be within the spirit of this zoning ordinance.