

ROBINS MUNICIPAL CODE

C-2 HIGHWAY COMMERCIAL DISTRICT

165.27 C-2 – HIGHWAY COMMERCIAL DISTRICT. This district is intended to accommodate practically all-general business type uses and with particular provision for development of commercial uses that meet the needs of the traveling public. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections thereof.

1. Permitted Principal Uses and Structures.
 - A. All uses permitted under C-1 District. (Ord. No. 0611, 10/2/2006)
 - B. Motor vehicle sales, service and repair, and service stations (Note: repair implies mechanical and electrical repairs only). (Ord. No. 0611, 10/2/2006).
 - C. Motels and Hotels (Ord. No. 0611, 10/2/06)
 - D. Building/Construction/Mechanical Contractor Office and Shop. (Ord. No. 0611, 10/2/06)
 - E. Bowling alleys, skating rinks, dance halls, theaters, golf driving ranges, and miniature golf. (Ord. No. 0611, 10/2/06)
 - F. Supermarkets and retail business. (Ord. No. 0611, 10/2/06)
 - G. Private clubs or lodges. (Ord. No. 0611, 10/2/06)
 - H. Shopping centers or malls. (Ord. No. 0611, 10/2/06)
 - I. Convenience Stores. (Ord. No. 0611, 10/2/06)
 - J. Truck Stops. (Ord. No. 0611, 10/2/06).
 - K. Drive-in eating and theaters. (Ord. No. 0611, 10/2/06).
 - L. Car/Truck Washes (Ord. No. 6011, 10/2/06).
2. Permitted Accessory Uses.

- A. Accessory uses and buildings incidental to and on the same lot as the principal use.
 - B. Agricultural, non-farm building.
3. Special Uses. The following special uses are permitted in the C-2 District, subject to provisions of Section 165.07 of this chapter:
- A. Public utilities, and service uses.
 - B. Veterinary clinics, animal hospitals, and kennels.
 - C. Night clubs and taverns.
 - D. Farm implement displays and sales, service and repair. (Ord. No. 6011, 10/2/06)
 - E. Amusement parks, carnivals, circuses, fairs, road shows.
 - F. Automobile body repair shops.
 - G. Radio or television broadcasting tower or station.
 - H. Garages, storage.
 - I. Other commercial uses determined by the Board of Adjustment to be of the same general character as the uses permitted in subsection 1 of this section, and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter or glare or heat.
4. Minimum Lot Areas and Width. There shall be not less than 10,000 square feet of lot area for each permitted use.
5. Minimum Yard Requirements. In the C-2 district, each structure shall be set back not less than 25 feet from the front and any corner lot line.
6. Transitional Yard Requirements. Where a side lot coincides with a side or rear lot line in an adjacent residence district, a yard shall be provided along such side lot line. Such yard shall be equal in dimension to the minimum side yard, which would be required under this chapter for a residential use on the adjacent residential lot.
- A. Where a rear lot line coincides with a side lot line in an adjacent residence district, a yard shall be provided along such rear lot line. Such yard shall be equal in dimension to the minimum side yard which

would be required under this chapter for a residential use on the adjacent residential lot.

B. Where the extension of a front or side lot line coincides with a front lot line of an adjacent residence district, a yard equal in depth to the minimum front yard required by this chapter on such adjacent residential lot shall be provided along such front or side lot lines.

1. Maximum Height and Bulk Limitations. No building or structure shall exceed 2 ½ stories or 35 feet. Floor area ratio shall not exceed 2.0. (Ordinance No. 0904, 10/5/09).
2. Minimum Off-Street Parking and Loading Space. Off-street parking and loading facilities shall be provided in accordance with Section 165.33 of this chapter.
3. Sign Regulations. All signage must meet the Sign Regulations described in Section 165.31 of this chapter.
4. Fence, Wall and Hedge Regulations. Non-agricultural fences, wall and hedges shall meet the regulations specified in Section 165.32 of this chapter.
5. Outdoor Lighting Regulations. All outdoor lighting shall conform to the regulations specified in Chapter 152 of this Code of Ordinances.