

SECTION 21 C-2 HIGHWAY COMMERCIAL DISTRICT

(a) ***Purpose and Intent.*** This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.

(b) ***Permitted and Conditional Uses***

PERMITTED USES

Advertising Agency
Appliance/Equipment Repair
Armored Car Carrier
Artist's Studio
ATM Machines
Auction Houses
Auditorium
Auto Parts & Supplies
Bait Shop
Bakery Shop
Bar, Lounge or Tavern
Barber or Beauty Shop
Bed & Breakfast
Bicycle Shop
Billiard & Pool Parlor
Bindery
Book/Stationery Store
Broadcast Studio
Building Materials, General
Bus Station
Business Trades, i.e. plumbing, heating
& Air conditioning
Business Office
Cabinet or Woodwork Shop
Camera Shop
Carpet Sales
Catalog Sales
Catering Service
Cemetery & Accessory Uses
China Shop
Church
Clinic (Medical, Dental or Optical)
Community Center

CONDITIONAL USES

Animal Boarding Kennel
Boat Sales & Service
Club or Lodge Serving Alcohol
Convenience Store w/ Gas
Farm Equipment & Supplies
Feed Store
Go-cart Track
Golf Course
Heliport
Laboratory
Lumber Yard w/ or w/o Sales
Nursing or Convalescent Homes
Pawn Shop
School, Public or Denominational
Second-Hand Store
Self-Service Storage
Sexually-Oriented Businesses
Skate Park, Indoor or Outdoor
Small Animal Kennels & Boarding
Swimming Pool/Water Park
Tattoo Parlor
Trucking Establishments
Vehicle Rental
Vehicle Sales & Service
Veterinarians w/ Boarding

Cosmetic Sales
Costume Rental
Dance Studio
Day Care Center
Dental Supplies
Drapery Shop
Drug Store w/ Drive Thru
Dry Cleaning/Laundromat
Electrical & Gas Appliances
Engraver
Equipment Repair
Entertainment, indoor
Entertainment, outdoor
Financial Institution
Fire Station
Fitness/Health Spa
Florist Shop
Food Specialties Store
Frozen Food Locker
Furnace Cleaning
Furniture Repair
Furniture Store
Garden Supplies
General Merchandise Store
Golf Range
Governmental Services
Grocery Store
Group Homes, Transient
Gunsmith
Gymnasium (Public)
Health Food Store
Hearing Aids
Hospital
Hotel or Motel
Interior Decorating
Jail
Jewelry Store or Repair
Key Shop
Laundromat, Public
Leather Goods & Luggage
Library, Museum, etc.
Linen Supply/Heavy Laundry
Locksmith
Medical Sales & Service
Miniature Golf
Mortuary or Funeral Homes

Music Instruments
News & Magazine Stands
Office Furnishing
Paint & Wallpaper Store
Park, Public
Parking Lot/Garage
Pest Control
Pet Store
Photography Studio
Picture Framing
Print Shop
Reservoir, Wet or Dry Detention
Restaurant
Retail Sales, General
Roofing, Sales & Repair
Sales Office, General
Seasonal Sales
School, Private & Special Ed.
School, Trade or Vocational
Sewing Shop, Custom
Shoe Repair
Shoe Store
Sign Painting
Swimming Pool, Water Park
Taxidermist
Tennis Court, Commercial
Travel Agency
Utility Facilities
Vending Machines, Sales & Service
Veterinary Clinic
Watch Repair
Water Treatment Storage Facility
Watershed Conservation/Flood Control

(c) *Use Limitations*

- A. All principal access shall be from an arterial highway or street and no truck traffic shall be routed through any adjacent residential areas.
- B. No motor vehicle repair or maintenance work shall take place outdoors within one-hundred-fifty (150) feet of the boundary of any residential district.
- C. All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved with a hard surface paving.

(d) *Bulk and Intensity of Use Restrictions*

- A. Maximum structure height: One-hundred-fifty (150) feet, except accessory buildings which are sixteen (16) feet.
- B. Minimum yard requirements:
 - 1. Front yard: Sixty-five (65) feet.
 - 2. Interior side yard: Fifteen (15) feet.
 - 3. Exterior side yard: Forty-five (45) feet.
 - 4. Rear yard: Fifteen (15) feet.
- C. Maximum building coverage (including accessory buildings) Sixty (60) percent.

(e) *Open space requirements*

- A. Minimum open space: Not less than twenty (20) percent of the gross site area shall be devoted to open space including required yards and bufferyards unless modified by the Rogers Planning Commission. Open space shall not include areas covered by buildings, structures, parking, storage, loading and other paved areas and internal streets or areas containing plants for display and sale. Open space shall contain living ground cover and other landscaping materials.
- B. Maximum impervious surface: The combined area occupied by all main and accessory buildings or structures, parking, loading, and other paved areas and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent of the total area.

(f) *Design Requirements*

- A. A site plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved by the Rogers Planning Commission.
- B. A landscape plan, meeting the requirements of the Rogers Large Scale Development Ordinance, shall be submitted and approved by the Rogers Planning Commission.
- C. Off-street parking and vehicular use areas shall be screened from all residential uses.
- D. Refuse storage areas shall be screened from view.

E. Mechanical and electrical equipment, including air conditioning units shall be screened from view.

F. Lighting shall be designed to reflect away from adjacent residential areas.

(g) *Bufferyard Requirements.* Whenever any development in the C-2 District is located adjacent to a different zoning district, screening and bufferyard shall be provided.

(h) *Off Street Parking*

RESIDENTIAL

Single-Family Dwelling

2 spaces per dwelling unit.

Hotels and Motels

1 space is required per guestroom. For developments larger than twenty (20) rooms, eleven (11) parking spaces must be provided for each ten rooms or fraction thereof for employees and non-guest users patronizing meeting rooms, and other facilities, but not including restaurants.

Hospitals, Sanitariums, Convalescent Homes
(and similar uses or establishments)

1 space for each bed.

OFFICE AND INSTITUTIONAL USES

Auditoriums, Arenas, Theatres (and similar
Places of public assembly)

1 space for each four (4) seats.

Church Sanctuary

1 space for each four (4) seats based on maximum seating capacity in the principal assembly room; provided, however, that churches may establish joint parking facilities no to exceed fifty percent (50%) of the required spaces, with businesses, institutions and agencies that do not have a time conflict in parking demand.

Lodge Halls, Exhibition Halls, Clubs (and
similar places of public assembly)

1 space per 200 sq. ft. of net floor
area

Nursery, Kindergarten and Day-Care Centers

1 space per 500 sq. ft. of net floor
area and one (1) space per employee.

Loading and unloading spaces shall be required at a rate of one (1) for each ten (10) children accommodated.

Elementary School (grades 1-6)

1 space per classroom. Stacking space for drop-off and pick-up shall be required on the site.

Junior High School (grades 7-9)

4 spaces per classroom. Stacking spaces for buses and automobiles shall be required on the site.

Senior High School (grades 10-12)

1 space for every five (5) full-time students plus 1.5 spaces per classroom.

Business and Professional Office (and similar uses or establishments)

1 space per 300 sq. ft. of net floor area. For structures larger than ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken of the remaining net floor area:
10,001-20,000 sq. ft. – 95% of requirement
20,001-30,000 sq. ft. – 90% of requirement
30,001-40,000 sq. ft. – 85% of requirement
40,001 sq. ft. and up – 80% of requirement

COMMERCIAL USES

General Business and Retail Sales (except as Otherwise provided herein)

1 space per 250 sq. ft. of net floor area up to ten thousand (10,000) sq. ft., the above parking requirement shall be provided and the following percentage shall be taken off the remaining net floor area:
10,001-20,000 sq. ft. – 95% of requirement
20,001-30,000 sq. ft. – 90% of requirement
30,001-40,000 sq. ft. – 85% of requirement

	40,001 sq. ft. and up – 80% of requirement
Bowling Alleys	6 spaces for each lane.
Restaurants (and similar establishments serving food and beverages)	1 space per each four (4) occupants at the maximum permitted occupancy allowed under building code and 1 space per employee based on the largest shift.
Drive-Through Commercial Facilities	In addition to the other parking space requirements, holding or stacking spaces for each service window. Each stacking space shall be no less than ten (10) feet wide by twenty (20) feet long.
Food Stores, Supermarkets and Convenience Type Grocery Stores	1 space for each 200 sq. ft. of net building area; or use the Reduction permitted under General Business and Retail Sales.
Personal Service Establishments (Barber, Beauty Shops and similar uses)	1 space per each employee plus 1 space per each station.
Automotive Services (Service Stations, Garages, Automobile Washing Facilities and similar uses)	5 spaces plus 1 space for each 200 sq. ft. of net building area

(i) *Loading Space Standards*

FLOOR AREA (sq. ft.)	LOADING SPACES REQUIRED
5,000 – 25,000	1
25,000 – 40,000	2
40,000 – 100,000	3
100,000 – 160,000	4
160,000 – 240,000	5
240,000 – 320,000	6
For each additional 90,000	1 added space

(j) *Permitted Signs*

- A. Freestanding – 1 freestanding sign not to exceed 200 square feet in area and 35 feet in height with a 6 foot ground-to-bottom-of-sign clearance.

- B. Wall – 1 wall sign for single occupancy structures not to exceed 200 square feet in area with a maximum 10 inch projection from the wall. One (1) wall sign for multiple occupancy structures for each occupant with an exterior entrance not to exceed 200 square feet in area with a maximum 10 inch projection from the wall.

- C. Temporary Real Estate – 1 per lot or 1 per 300 feet of street frontage not to exceed 18 square feet in area and 6 feet in height.