

SECTION 2.2.010 - INTERCHANGE COMMERCIAL (IC)

- A. **PURPOSE:** The purpose of this zone is to provide commercial services and goods in places conveniently and safely accessible to highways. The primary function of the highway-related Commercial Zone is to serve automobile-associated travelers and is most appropriate adjacent to freeway interchanges, convenient to freeway ingress and egress, and in areas likely to be developed as freeways, and along Federal and State highways.
- B. **PERMITTED USES:**
1. Accessory Structures – Garages, Sheds for Storage of Lawn Equipment or Wood, and Signs - Including Billboard Signs
 2. Automotive and Equipment: Cleaning – Auto Laundries, Auto Detailing, or Car Washes
 3. Automotive and Equipment: Parking – Commercial Parking Lots or Garages
 4. Automotive and Equipment: Repairs, Light Equipment – Muffler Shops, Auto Repair Garages or Auto Glass Shops
 5. Automotive and Equipment: Sales/Rentals, Light Equipment – Automobile Dealers, or Car Rental Agencies or Recreational Vehicles Sales and Rental Agencies
 6. Eating and Drinking Establishments – Restaurants, Short-Order Eating Places, Taverns, Bars or Brew Pubs
 7. Food and Beverage Retail Sales – Groceries, Liquor Stores, Retail Sales of Food, or Delicatessens
 8. Fuel Sales
 9. Lodging – Motels, Hotels, and Bed and Breakfasts, excluding emergency shelters
 10. Repair Services – Appliance Repair Shops, Apparel Repair Firms or Instrument Repair Firms
 11. Retail Sales – Businesses Engaged in Sale of Commonly Used Goods and Merchandise, Excludes Medical Marijuana and Recreational Marijuana
 12. Transportation Services – Taxi Services and Bus Depots
- C. **CONDITIONAL USES:**
1. Extensive Impact Services and Utilities – Limited to Public Safety Buildings, Police Stations, Wells, Parks, Wireless Communication Facilities, or Other Communication Structures, Substations, and Electrical Generation Facilities
 2. Lodging: Campground – Recreational Vehicle Parks
 3. Lodging: Resort – Resort and Recreational Facilities, Health Spas, Resort Hotels and Motels
 4. Public Research Area – Governmental, Educational, Public or Non-Profit Operated Buildings or Land Dedicated to Pure or Applied Scientific Discovery in Fields of Agriculture, Wildlife Management, Forestry, Geology, Archaeology, Ecology, Astronomy
 5. Religious Assembly – Religious Services Involving Public Assembly as Occurs in Synagogues, Temples and Churches
- D. **PROPERTY DEVELOPMENT STANDARDS:**
1. Minimum Lot Area - Two Thousand Five Hundred (2,500) Square Feet or as specified in the Goal 9 Policies of the Comprehensive Plan.
 2. Master Plan - For lots with existing areas of two and one half (2½) acres or more, an approved Master Plan shall govern proposed uses, development patterns, and parcel sizes, along with subdivision, partitions and lot line adjustments. The Master Plan shall be used to maximize the long-term potential for commercial and industrial employment in accordance with Goal 9 of the Comprehensive Plan, and shall provide for the maximum use of the lots reasonably feasible consistent with all other applicable requirements of law. The approved Master Plan shall be filed with the County Clerk and all development proposed shall comply with the approved Master Plan, unless a new Master Plan is approved by the City.
 3. Lot Size and Shape - See Chapter 5, Article 5.2.

4. Building Setbacks and Yards – See Chapter 5, Article 5.3.
5. Distance Between Buildings - See Chapter 5, Article 5.3.
6. Building Heights - See Chapter 5, Article 5.4.
7. Fences, Hedges and Walls - See Chapter 5, Article 5.5.
8. Landscaping - See Chapter 5, Article 5.6.
9. Parking and Loading - See Chapter 5, Article 5.7.
10. Signs - See Chapter 5, Article 5.8.
11. Vehicular Access and Circulation - See Chapter 6, Article 6.2.
12. New Business Permit – See Chapter 8, Article 8.2.
13. Temporary Use - See Chapter 8, Article 8.3.